This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8409 PAGE 157

ADDRESS NEW OWNER:
James D. Kay, Jr. and Elaine M. Kay
901 Oak Valley Lane
Nashville, Tennessee 37220

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Dominion Bankshares Mortgage Corporation
11350 Random Hills Road, P.O. Box 4226
Fairfax, VA 22038

MAP AND PARCEL:
MAP 146-01
PARCEL 10
0H 10490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J.A. Jones and wife, Margaret D. Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James D. Kay, Jr. and wife, Elaine M. Kay, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 13 on the Plan of Oak Hill Valley Subdivision of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

6570 07/31 0101 03CHECK 425.10

Being the same property conveyed to J. A. Jones and wife, Margaret D. Jones, by deed from Oak Hill Land Company, a Tennessee corporation of record in Book 2030, Page 200, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Anne J. Smith executed this instrument on behalf of Margaret D. Jones pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 1788, Page 186 and Addendum to Restrictions in Book 1809, Page 539, said Register's Office.

This conveyance is subject to minimum building setback line and public utility easement and bridle path of record in Book 1835, Page 15 and 16, said Register's Office.

This is improved property known as 901 Oak Valley Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Kay, Jr. and wife, Elaine M. Kay, their heirs and assigns, forever; and we, J.A. Jones and wife, Margaret D. Jones do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,

the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of July, 1991.

J.A. Jones

Margaret D. Jones

By: Anne J. Smith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J.A. Jones the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 113,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anne J. Smith, Attorney-In-Fact for Margaret D. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Anne J. Smith is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 29th. day of July, 1991.

My Commission Expires: 5-22-93

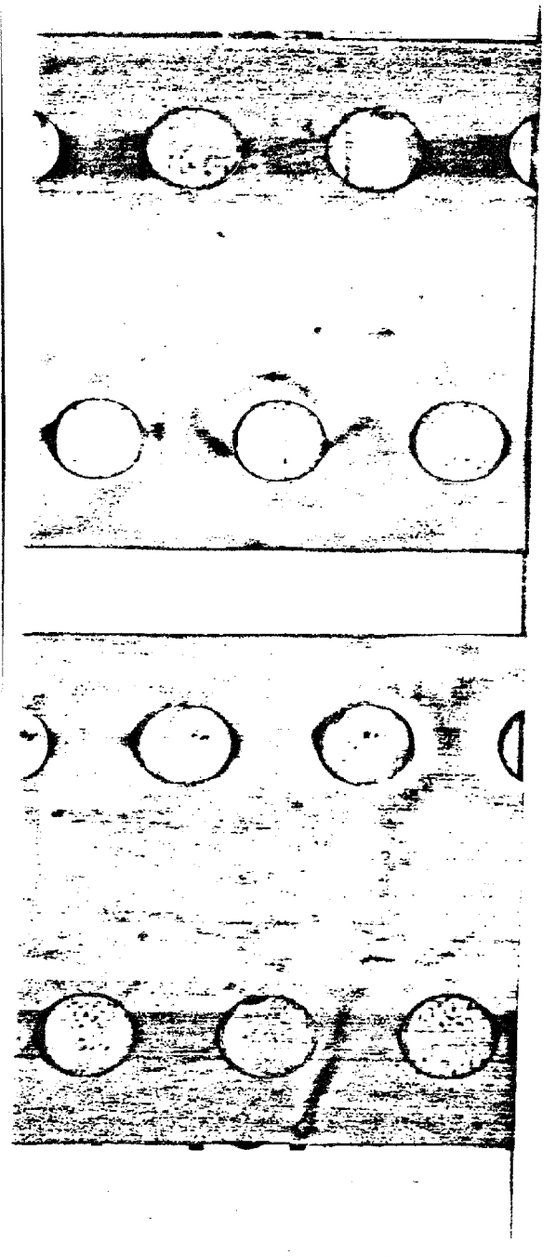
Notary Public

3.50 4.6

IDENTIFICATION REFERENCE

Jul 31 10 29 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				113000.00
			CON TX	418.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	425.10
			CHECK	425.10
07/31/91		01	10:25 0001	6570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3504.6.

IDENTIFICATION REFERENCE

Jul 31 10 29 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445519