Box 58

BOOK 8628 PAGE 419

WARRANTY DEED

FROM: Rebecca S. Webb and husband, James A. Webb, III
TO: James H. Graves and wife, Judy T. Graves

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
James H. Graves	James H. Graves	116-11
311 Walnut Drive	311 Walnut Drive	71
Nashville, TN 37205	Nashville, TN 37205	

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $385,000.00.

Judy T. Graves
AFFIANT

Subscribed and sworn to before me, this the 15th day of May, 1992.

Faye Head
NOTARY PUBLIC

My commission expires: Nov. 27, 1993

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca S. Webb and husband, James A. Webb, III**, hereinafter called "Grantors", have this day bargained and sold, and do hereby transfer and convey unto **James H. Graves and wife, Judy T. Graves**, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 9 and the southerly 50 feet of Lot No. 10, on the Plan of Walnut Grove Subdivision, of record in Book 974, page 2, Register's office for said County,.

SAID parts of the Lots Nos. 9 and 10 front together 100 feet on the westerly side of Walnut Drive, and run back between parallel lines 269 feet, more or less, to the easterly margin of Glenside Avenue.

Being the same property conveyed to Rebecca S. Webb by deed from Thomas O. H. Smith, Jr. and wife, Angela P. Smith, of record in Book 6431, Page 558, Register's Office for Davidson County, Tennessee.

This is improved property, known as 311 Walnut Street, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1992 and subsequent years, a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 974, page 2, Register's office for said County.

3. An easement for sanitary sewers of record in Book 5808, page 643, Register's office for said County.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

James A. Webb, III joins herein for the purpose of conveying any marital interest he may have in the subject real estate.

Possession shall be given ten (10) days after delivery of this deed.

IN WITNESS WHEREOF, the parties have executed this instrument on this 15 day of May, 1992.

"GRANTORS"

Rebecca S. Webb

Rebecca S. Webb

James A. Webb, III

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Mimi S. Hoop, a Notary Public in and for said County and State, Rebecca S. Webb and husband, James A. Webb, III, the bargainors, with both of whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 1992.

Notary Public

My commission expires: March 23, 1996

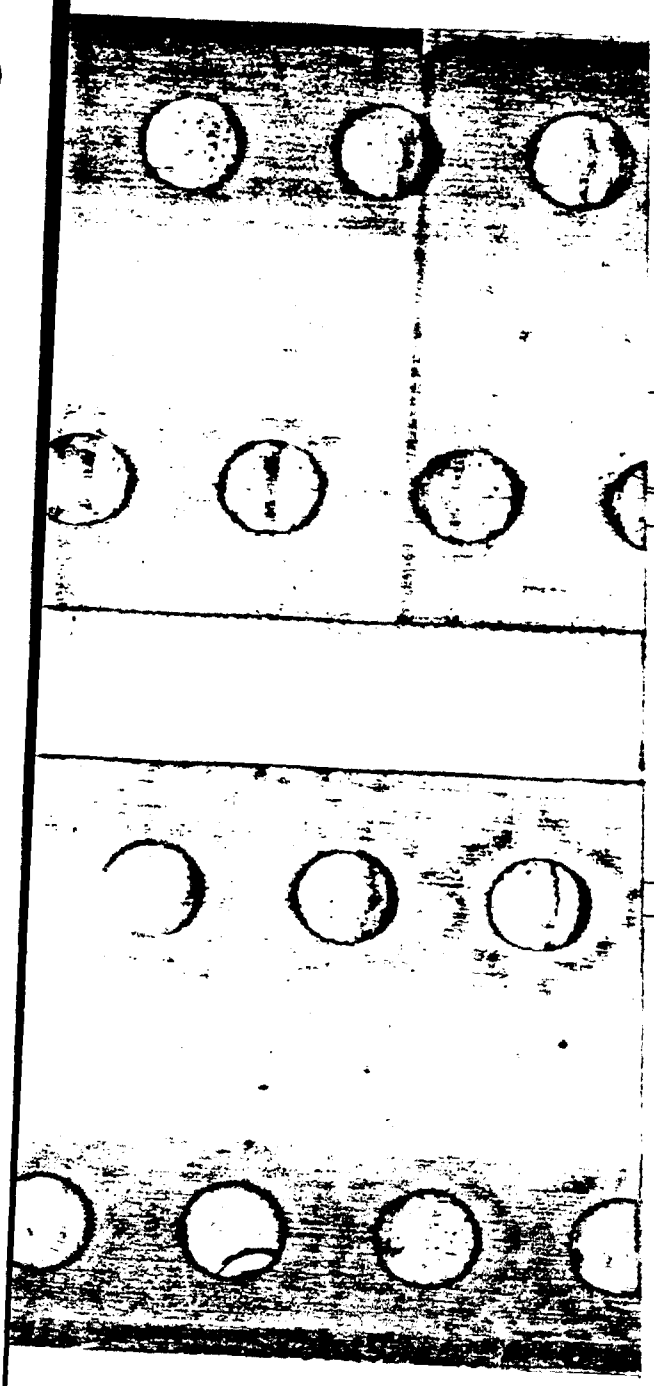
II 1222

IDENTIF. TREFERENCE

MAY 18 2 08 PM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

7783 05/18 0101 03CHECK 1431.50



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

RECEIVED OF _____

FOR BOOK 8628 PAGE 421

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				385000.00
			CON TX	1424.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1431.50
			CHECK	1431.50

05/18/92 01 14:09 0001 7788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1-11222

IDENTIF. REFERENCE

MAY 18 2 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531982