FILE BOX 45

BOOK 8667 PAGE 262

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

Patricia L. Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES 3-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patricia L. Day (NAME)	First American National Bank (NAME)	MAP 69-16
3503 Old Hydes Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PAR 76
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Anthony Gafford and wife, Karen Gafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia L. Day, unmarried

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:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows: Beginning on the westerly margin of Hydes Ferry Road at the corner of lots Nos. 21 and 22, said point also being 80 feet north of the northerly margin of Ashton Avenue; thence with the line between said two lots, westwardly 180 feet; thence northwardly 76.15 feet to the southerly margin of Elizabeth Street; thence with Elizabeth Street, eastwardly 160 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction 31.42 feet to the westerly margin of said Hydes Ferry Road; thence with same southwardly 56.15 feet to the beginning.

Being the same property conveyed to Vernon Gafford and wife, Jessie P. Gafford, by deed from C. A. Waterston and wife, dated April 24, 1950, filed June 14, 1950, and recorded in book 1851, page 315, Register's Office for said County. Vernon Gafford died the 4th day of May 1977 leaving Jessie P. Gafford as the sole surviving owner. Jessie P. Gafford died the 6th day of October, 1990, without a will, leaving her grandson, James Anthony Gafford, (his father, James Robert Gafford, Vernon and Jessie Gafford's only son, having predeceased), her sole surviving heir at law.

This is improved (XX) unimproved ( ) property, known as 3503 Old Hydes Ferry Road, Nashville, TN 37218 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of June, 1992

Karen Gafford

James Anthony Gafford

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Gafford and wife, Karen Gafford

the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 19 92.

(or proved to me on the basis of satisfactory evidence)

Commission expires 2-25-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James Anthony Gafford
Karen Gafford

TO

Patricia L. Day

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

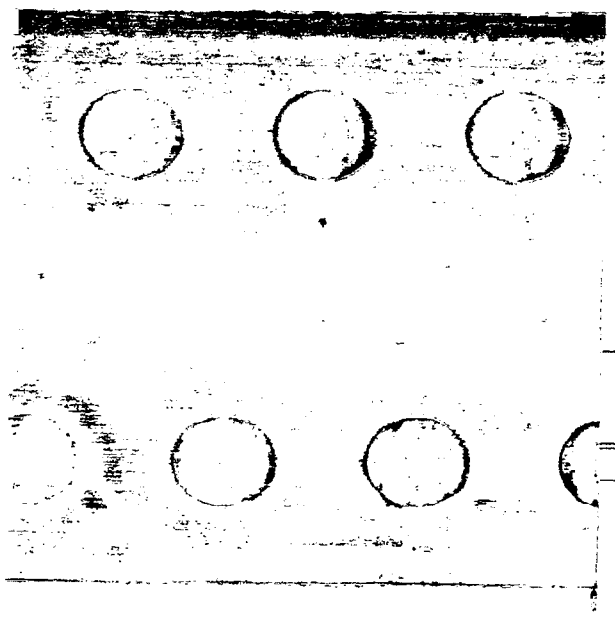
24630

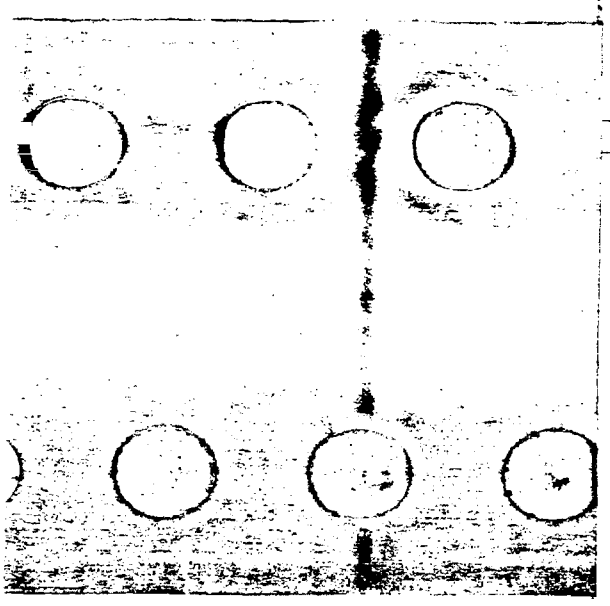
IDENTIF. REFERENCE

JUL 2 10 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3142 07/02 0101 03CHECK 204.73





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 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	52900.00
CON TX	195.73
PRFEE	1.00
WDEED	8.00
TOTAL	204.73
CHECK	204.73

07/02/92 01 10:25 0001 2142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24630

IDENTIF. REFERENCE

JUL 2 10 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 546924