This instrument prepared by:
James D. Kay, Jr.
Attorney at Law
Suite 2, Washington Square I
214 Second Avenue North
Nashville, Tennessee 37201

Map - Parcel: 133-13-65

New Owner: James D. Kay, Jr.
901 Oak Valley Lane
Nashville, TN 37220

WARRANTY DEED

BOOK 8908 PAGE 279

WITNESSETH, That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Roberta Todd, a widow, ("Grantor") hereby bargain, sell, and by these presents do transfer and convey unto James D. Kay, Jr., ("Grantee"), his heirs, transferees and assigns, a certain tract or parcel of land situate in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Abbay Hall, Section 1, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jake Leonard Todd, now deceased, by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record in Book 7682, page 946, Register's Office for Davidson County, Tennessee.
>
> This property is known as 538 Inwood Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, transferees and assigns, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise hereto set out. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, transferees and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 5th day of April, 1993.

Roberta F. Todd
Roberta Todd

STATE OF TENNESSEE)
COUNTY OF Williamson

2432 04/06 0101 03CHECK 271-70

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roberta Todd, with whom I am personally acquainted, and who, upon her oath acknowledged that she has read the foregoing document and has executed the same for the purposes therein contained.

Witness my hand and official seal at office in Franklin, Williamson County, Tennessee, on this the 5th day of April, 1993.

Brenda J. Capra
Notary Public

My commission expires: 9-4-94

BRENDA JUNE CAPRA NOTARY PUBLIC WILLIAMSON CO. TENN.

DECLARATION OF CONSIDERATION

I hereby declare that the actual consideration paid for the above described property is $71,000.00.

James D Kay Jr
Grantor or Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8908 PAGE 280

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Kay, Jr., with whom I am personally acquainted, and who, upon his oath acknowledged that he has read the foregoing document and has executed the same for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, on this the 5th day of April, 1993.

Karen Kay Hobbs
Notary Public

My commission expires: 11-27-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

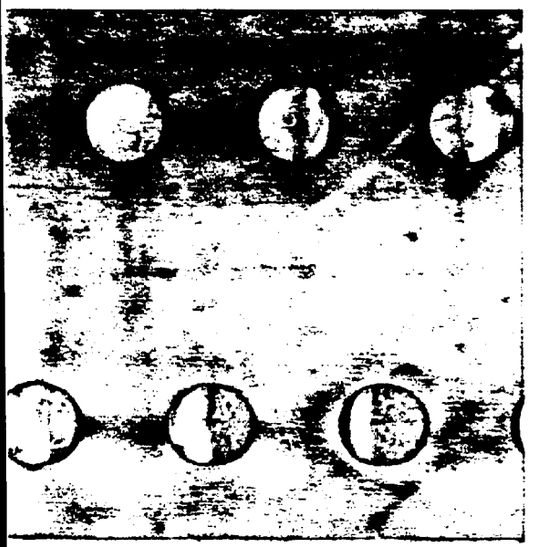
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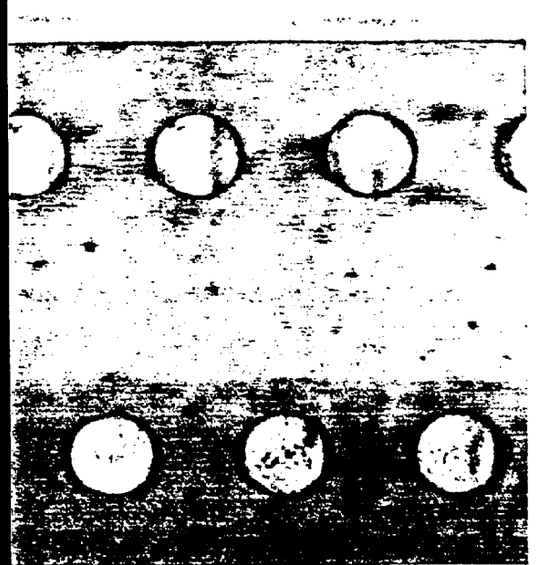
IDENTIFICATION REFERENCE

APR 6 9 29 AM '93

LAX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8908 PAGE 281

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 71000.00
				CON TX 262.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 271.70
				CHECK 271.70
04/06/93	01			09:22 0001 2432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 9 0 6

IDENTIFICATION REFERENCE

APR 6 9 24 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No637227