Prepared by John G. Doak, Sr., Attorney. 2525 Lebanon Road, Nashville, TN., 37214,
Sup. Ct. # 2343 Voice Phone (615) 889-1112 & Fax (615) 885-2141

SPECIAL WARRANTY DEED

From: Ann Epley, a widow
To: Nelson E. Ray, Sr.

NEW OWNER : Nelson E. Ray, Sr.
ADDRESS : 359 Murfreesboro Road, Nashville TN., 37210

SEND TAX BILLS TO: Same
ADDRESS : 359 Murfreesboro Road, Nashville, TN., 37210

MAP-PARCEL NUMBER: 106-1-66

87563
IDENTIFICATION REFERENCE

93 NOV 19 AM 11:13
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $67,000.00

Affiant

Sworn to and subscribed before me on 11-29-93

Notary Public

Commission Expires May 24 1997

JOHN G. DOAK NOTARY PUBLIC DAVIDSON COUNTY LARGE STATE OF TENNESSEE Affix Seal

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid to Grantor by Grantee, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor, has this day bargained & sold, and does hereby transfer & convey unto Grantee, Nelson E. Ray, Sr., heirs and assigns, certain real estate located in Davidson County Tennessee.

0478 11/19 0101 03CHECK 256.90

Real Property Description:

Being part of Lot 5 on the Map of J. M. Eatherly's subdivision of the John Woodard Property of record in book 332 page 39, Register's office for Davidson County, TN.. Said part of said lot 5 fronts 50 feet on the Southerly margin of Murfreesboro Pike, as widened, and runs back between parallel lines, 140 feet, more or less, on the easterly side; and 170 feet, more or less, on the westerly side, to an alley in the rear, on which it measures 50 feet;

Being the same real property conveyed to Herman Y Epley and wife Ann Epley, by deed from Robert C. Harris and wife Frances Harris of record in Book 6039 page 718, RODC, the said Herman Epley having since died

This is improved property, known as:

359 Murfreesboro Rd.,	Nashville	Davidson	Tennessee	37210
Street	City	County	State	Zip

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, that I have good right to convey it and that the same is unencumbered, except for current

(1993) taxes (which buyer has agreed to pay when and as due), and matters of record in the Registers Office for Davidson County Tennessee, any zoning restrictions and ordinances, and to any matters shown on the plat of record in the Registers Office For Davidson County, Tennessee; and,

Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, his successors and assigns, against the lawful claims of all persons, holding by through or under me, except that: Buyer has agreed to accept the physical condition of the premises in **"AS IS " CONDITION** ; and Seller so conveys them; and Seller makes absolutely no warranty of any kind with respect to the physical condition of the premises; and, since the property has been damaged by flood and/or storm run-off water and portions of it may well be depicted on appropriate maps as being in a flood plain or area, and Seller makes no representation to the contrary and makes no warranty with regard thereto; and, there having been no "environmental" or "EPA" inspection of the premises, Seller makes no representations and gives no warranty in this regard and does expressly disclaim any such express or implied warranty; and does expressly disclaim liability for any environmental problems and/or conditions that might now exist or which may be discovered at some later point; and, this conveyance is made "subject to" environmental problems, if any, that might exist.

IN WITNESS WHEREOF, I, the said grantor have hereby set our hands this the 29th day of October, 1993

Ann Epley

Ann Epley, a Widow

State of Tennessee
County of Davidson

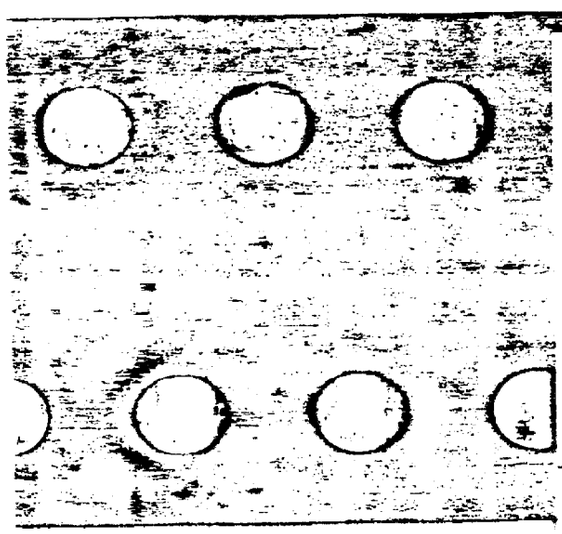
Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantor, Ann Epley, a widow, the bargainor, with whom I am personally acquainted or who satisfactorily identified herself to me, and did swear to and subscribe the same; and did acknowledge that she had executed the same as her own free act and deed and for the purposes therein contained.

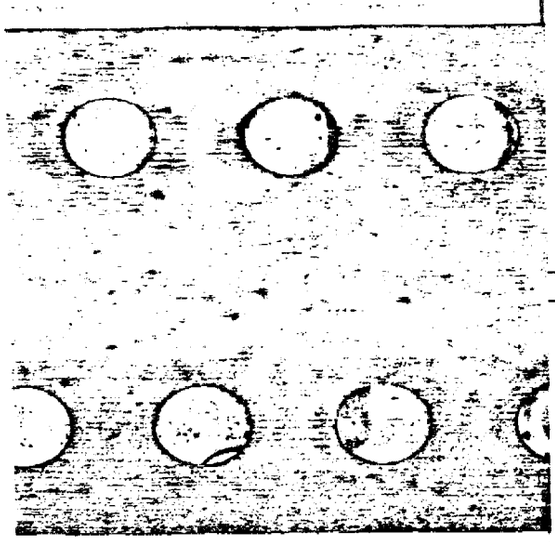
Witness my hand and official seal at office in Davidson County, Tennessee this 29th day of October, 1993

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-24-97





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

RECEIVED OF _____

FOR _____

BOOK 9157 PAGE 782

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0478

87663
IDENTIFICATION REFERENCE

93 NOV 19 AM 11:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 724226