SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9360 PAGE 267

ADDRESS NEW OWNER:
Dante James Graves and Karen L. Graves
7020 Northridge Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 142-13-0
GROUP
PARCEL 18

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, I, Louisa L. Avery, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dante James Graves and wife, Karen L. Graves, 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 Davidson County, Tennessee, being Lot No. 18 on the Plan of Riverside, Resubdivision of Lots 17, 18 & 19, of record in book 6050, page 385, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric H. Avery and wife, Louisa L. Avery, by deed from John G. Benitez and wife, Linda G. Allison, of record in Book 8591, page 943, Register's Office for Davidson County, Tennessee; the said Erc H. Avery having conveyed his interest in subject property to Louisa L. Avery by Quitclaim Deed of record in Book 9339, page 440, said Register's Office.

This is improved property known as 7020 Northridge Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes a lien but not yet due and payable
2. Declaration of Covenants of record in Book 7185, page 619, and in Book 7185, page 619, and in Book 7405, page 780, said Register's Office.
3. Plan of record in Book 6050, page 385, said Register's Office.
4. Subject to rights of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dante James Graves and wife, Karen L. Graves, their heirs and assigns, forever; and I, Louisa L. Avery, an unmarried person, do covenant with the said Grantees that I am 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 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 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 my hand this the 27th day of May, 1994.

Louisa L. Avery

Louisa L. Avery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Louisa L. Avery, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,500.00.

AFFIANT

Subscribed and sworn to before me this 27th day of May, 1994.

NOTARY PUBLIC

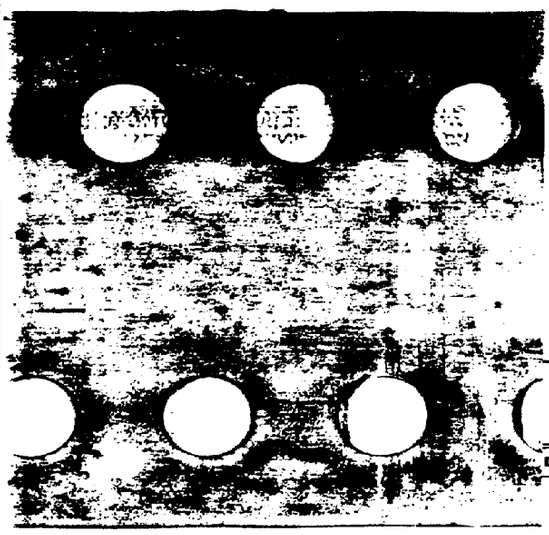
My Commission Expires: Nov. 20, 1996

1688 05/31 0101 03CHECK 658.35

55235
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 10:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

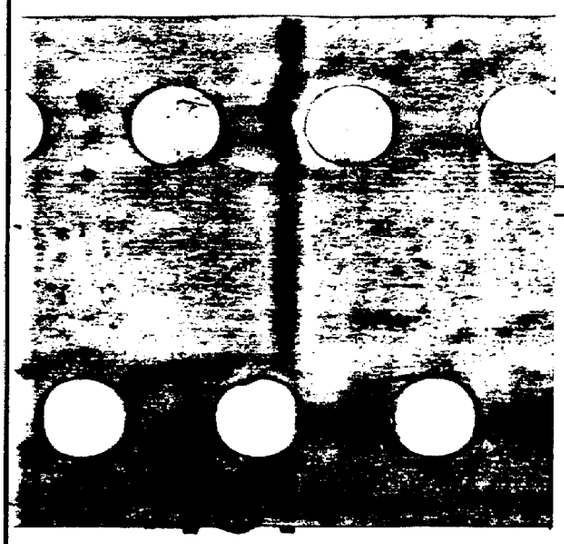
FOR _____

BOOK 9360 PAGE 269

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	175500.00
			CON TX	649.35
			PRFEE	1.00
			MDEED	8.00
			TOTAL	658.35
			CHECK	658.35
05/31/94	01	10:06	0001	1688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



55235
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 10: 06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796653