THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9440 PAGE 246

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Steven K. Ray, et ux<br>901 8th Avenue S.<br>Nashville, TN 37203 | Same as New Owner | Map 12<br>Parcel 31<br>Field Book 10D 18515 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BEVERLY W. TROTTER, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto STEVEN K. RAY and wife, PAULA A. RAY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of parcel land in the 11th Councilmanic District of Davidson County, Tennessee, described according to a survey dated August 9, 1994, by Tommy E. Walker, Registered Land Surveyor, Tennessee License No. 1465, as follows:

Beginning at an iron pin in the easterly margin of Old Springfield Pike, a common corner to the property conveyed to David Campbell by deed of record in Deed Book 7601, page 566, Register's Office, Davidson County, Tennessee, said pin marking the most Northwesterly corner of the herein described tract; thence leaving said margin of said road with a line of Campbell North 56 degrees 36' 04" East 396.74 feet to an iron pin; thence North 51 degrees 43' 08" East 96.55 feet to an iron pin in the CSX Railroad right-of-way; thence with said railroad right-of-way and a curve to the right (I = 5 degrees 32' 56", R = 3454.00 feet, CL = 334.37 feet, CB = South 43 degrees 32' 31" East) for an arc distance of 334.50 feet to point in said right of way; thence North 49 degrees 13' 57" East 50.00 feet to a point; thence, with a curve to the right (I = 7 degrees 49' 34", R = 3,504.00 feet, CL = 478.25 feet, CB = South 36 degrees 51' 16" East) for an arc distance of 478.62 feet to an iron pin; thence leaving said right-of way with a new line South 65 degrees 24' 51" West 664.97 feet to an iron pin in the easterly margin of Old Springfield Pike; thence with said margin and a curve to the right (I = 6 degrees, 31' 54", R = 545.68 feet, LC = 62.17 feet, CB = North 33 degrees 56' 47" West) for an arc distance of 62.21 feet to a point; thence North 30 degrees 31' 34" West 222.49 feet to an iron pin; thence North 30 degrees 49' 19" West 295.83 feet to a point; thence North 31 degrees 49' 39" West 110.15 feet to the point of beginning containing 10.123 acres more less.

Being a part of the same property conveyed to Thelma Draper Williamson and husband, George B. Williamson by deed from Thelma Draper Williamson to grant tenancy by the entirety of record in Book 4235 page 222, Register's Office for Davidson County, Tennessee; and, the said Thelma Draper Williamson died on May 6, 1971, at which time the property became vested in George B. Williamson in fee simple. The said George B. Williamson died testate on December 21, 1987, and by his Last Will and Testament filed for record in Will Book 161 page 480, in the Probate Court for Davidson County, Tennessee, the said property became vested in Beverly W. Trotter, the sole and only beneficiary and devisee under the said Will, she being the only child born to or adopted by George B. Williamson during his lifetime and his only heir at law.

The foregoing description was prepared from a survey dated August 9, 1994, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The current mailing address for said property is 7970 Old Springfield Hwy., Goodlettsville, TN 37072.

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 heirs and assigns, forever.

And I, the GRANTOR, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to right of way for CSX Railroad.

And I, the GRANTOR, 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.

JOINDER OF SPOUSE: WELBON R. TROTTER, husband of BEVERLY W. TROTTER, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 17th day of August, 1994.

"GRANTORS"

Beverly W. Trotter
BEVERLY W. TROTTER

WELBON R. TROTTER

"GRANTEES"

STEVEN K. RAY

Paula A. Ray
PAULA A. RAY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY W. TROTTER, WELBON R. TROTTER, STEVEN K. RAY and PAULA A. RAY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 17th day of August, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $93,750.00.

Affiant

Sworn to and subscribed before me on this the 17th day of August, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

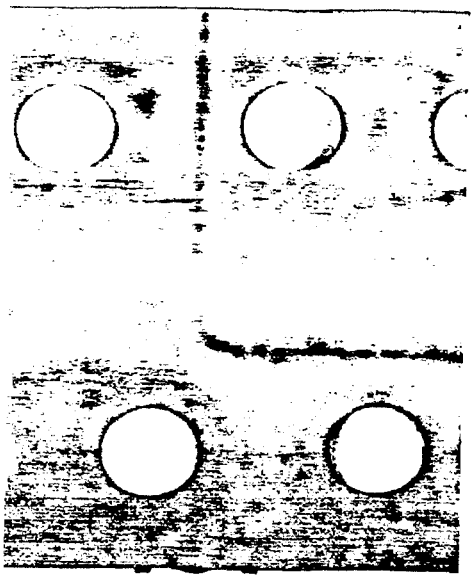
82457

IDENTIFICATION REFERENCE

AUG 16 PM 12:50 DAVIDSON COUNTY

92998 08/18/94 0101 03CHECK 355.87





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9440 PAGE 248

| | | |
|---|---|---|
| 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 93750.00 | |
| | | | CON TX 346.87 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 355.87 | |
| | | | CHECK 355.87 | |
| 08/18/94 | 01 | 12:06 0001 9296 | | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

94 AUG 18 P1:12:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

82457
IDENTIF. & REFERENCE

**No.** 825738