WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. William H. Ewing, Jr.	Same	Map 105.030
927 W. Eastland Avenue		Parcel 120
Nashville, TN 37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

William H. Ewing Jr.
Affiant

SWORN TO AND SUBSCRIBED before me this the 4th day of January, 1995.

Kelly L. Marquis
Notary Public

My Commission Expires:
11/25/95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MARGARET CLARIDGE GRAY, hereinafter referred to as the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto WILLIAM H. EWING, JR., hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 45 feet of Lot No. 1 on the plan of N.P. Corbitt's property, as of record in Plan Book 1, page 41, Chancery Court, at Nashville, and more fully described in the Deed of Trust in Book 4156, page 411, Register's Office for Davidson County, Tennessee.

BEING the same property as conveyed to Margaret Claridge Gray by deed from George W. Claridge and wife, Essie B. Claridge of record in Book 3180, page 156, Register's Office for Davidson County, Tennessee.

This is unimproved property, located at 1124 Second Avenue South and 116 and 118 Chestnut Street, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and the said Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as stated above.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4th day of January, 1995.

X Margaret Claridge Gray
MARGARET CLARIDGE GRAY

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 MARGARET CLARIDGE GRAY, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 4th day of January, 1995.

Betty R. Grimes
Notary Public

My Commission Expires: 9/21/96

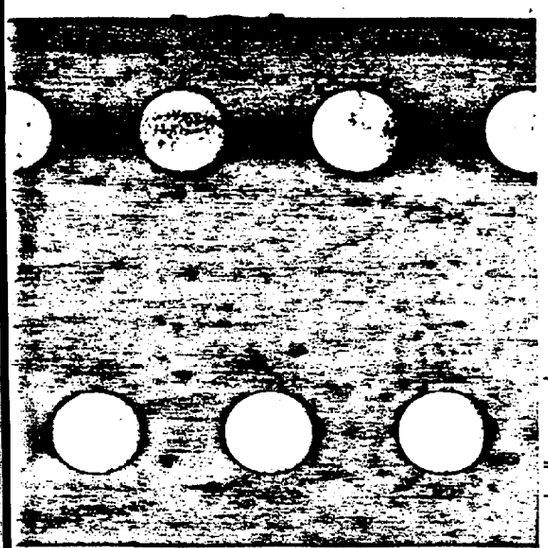
23212
IDENTIF. # REFERENCE

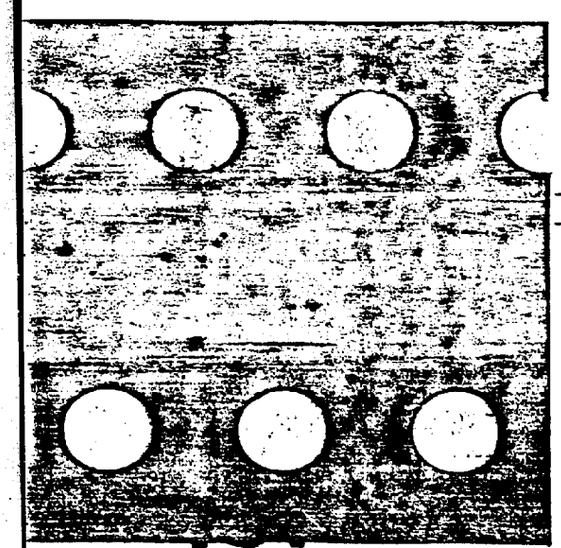
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FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9616 01/05 0101 03CHECK 64.50

C:\HMB\REAL\GRAY.WD1\14-760





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

RECEIVED OF _____

FOR _____

BOOK 9565 PG 148

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

01/05/95 01 13:46 0001 9616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23212
IDENTIF. ↑ REFERENCE

95 JAN -5 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869485