THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9595PG540

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond E. Davis, et ux 1525 Jones Ave Nashville, TN. 37207	Same as New Owner	Map 71-12 Parcel 311 Field Book 12DA 45406

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, GLENN H. SEAGROVES and wife, TERESA L. SEAGROVES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RAYMOND E. DAVIS and wife, JOANN S. DAVIS, 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:

Being Lot No. 2 on the Plan of Joywood Estates of record in Plat Book 5200 at page 168, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn H. Seagroves and wife, Teresa L. Seagroves by deed from Arthur H. Moreland and wife, Burma F. Moreland, of record in Book 8201, page 458, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1520 Jones Avenue, Nashville, TN 37207.

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 WE, the GRANTORS, do covenant with the said GRANTEES, that we are 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 year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 5200 at page 168, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage of record in Book 4130, page 29, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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.

WITNESS our hands on this the 14th day of February, 1995.

"GRANTORS"

Glenn Seagroves
GLENN H. SEAGROVES

Teresa Seagroves
TERESA L. SEAGROVES

"GRANTEES"

Raymond E. Davis
RAYMOND E. DAVIS

Jo Ann Davis
JOANN S. DAVIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN H. SEAGROVES and wife, TERESA L. SEAGROVES, and RAYMOND E. DAVIS and wife, JOANN S. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of February, 1995.

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 $10,000.00.

Raymond E. Davis
Affiant

Sworn to and subscribed before me, this the 14th day of February, 1995.

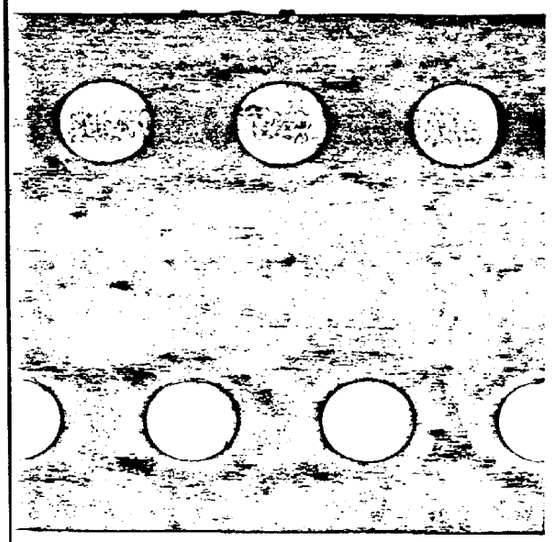
Patsy C. Davidson
NOTARY PUBLIC

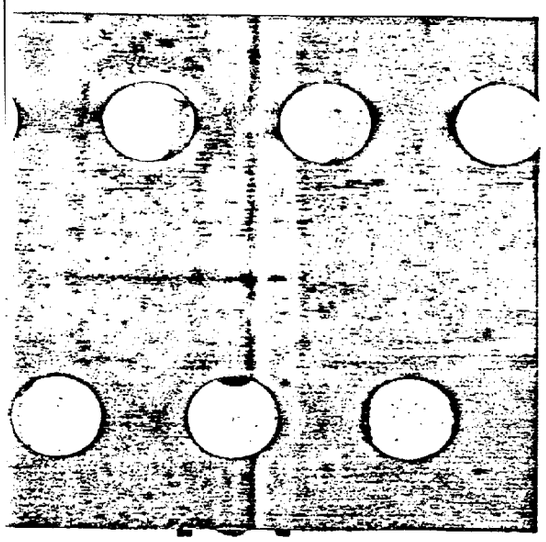
My Commission Expires: 12/6/97

34253
IDENTIF. & REFERENCE

95 FEB 15 AM 8:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1651 02/14 0101 03CHECK 68.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9595 PG 542

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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK	68.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/14/95 01 20:58 0001 1851

34253

IDENTIF. # REFERENCE

95 FEB 15 AM 9:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881560