PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36658
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Bilyeu 4004 Hillsboro Road, Suite A-213 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 118-1-35 24W 12425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene R. Crosby, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Bilyeu,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the eastern 58 feet of Lot No. 9 on the Plan of Malcolm Clark's Subdivision as of record in Plan Book No. 2, page 124 of the Chancery Court of Nashville, Tennessee.

SAID part of said Lot No. 9 fronts 58 feet on the south side of Sweetbrier Avenue and runs back 306 feet on the east line along the line between Lots Nos. 8 and 9, and about 307 feet on the west line along the east line of property conveyed to B. A. Johnson, to a dead line in the rear on which it measures 58 feet.

BEING the same property conveyed to Eugene R. Crosby, unmarried, by deed from Thomas Bell, unmarried and Emmett Bell, unmarried of record in Book 9545, page 785, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 1319 Sweetbriar Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 1995.

Eugene R. Crosby

Eugene R. Crosby

State of Tennessee
County of Davidson

On this 27th day of June, 1995, before me the undersigned authority, personally appeared **Eugene R. Crosby**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 40000.00

J W. Bilyeu

Affiant

Sworn and subscribed before me on the 27th day of June, 1995.

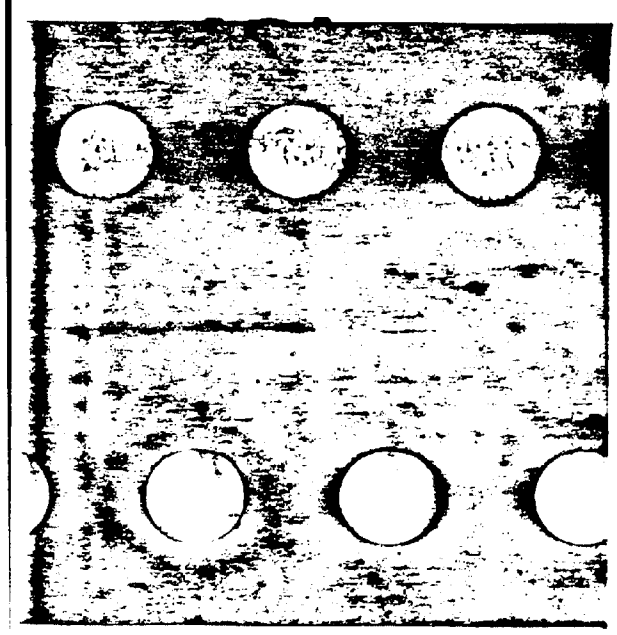
My Commission Expires: _____ Notary Public

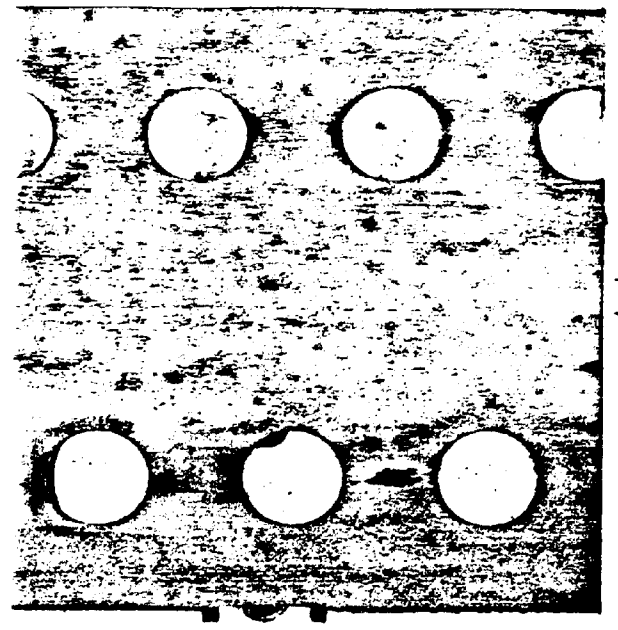
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

0071047
IDENTIF. & REFERENCE

95 JUN 28 AM 9:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3636 06/28 0101 03CHECK 157.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9714 PG 235

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

06/28/95 01 09:54 0001 5636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074047
IDENTIF. # REFERENCE

95 JUN 28 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924823