BOOK 9716 PG 494

FILE BOX 45

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 95 Notary Public MY COMMISSION EXPIRES: May 24, 1997 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph Green (NAME)	Easter L. Gray (NAME)	MAP 92-13
3605 Dakota Avenue (ADDRESS)	506 Rosebank Avenue (ADDRESS)	PARCEL 426
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Easter L. Gray, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Green and wife, Diane Green

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:

Lot No. 160, and the westerly half of Lot No. 159 on the map of Hortense Place, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 and the westerly half of Lot No. 159 front together 75 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Easter L. Gray by Quitclaim Deed from Jeffrey Gray and wife Easter L. Gray, of record in Book 5944, Page 94, Register's Office for said County.

This conveyance is subject to an outstanding Deed of Trust the grantor hereby agrees to pay.

95 JUN 29 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6357 06/29 0101 03CHECK 179.20

unimproved ( )
improved (X) property, known as 3605 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of June, 19 95

Easter L. Gray

Easter L. Gray

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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 Easter L. Gray, unmarried

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, this 28th day of June, 19 95.

Commission expires May 24, 1997

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENNESSEE

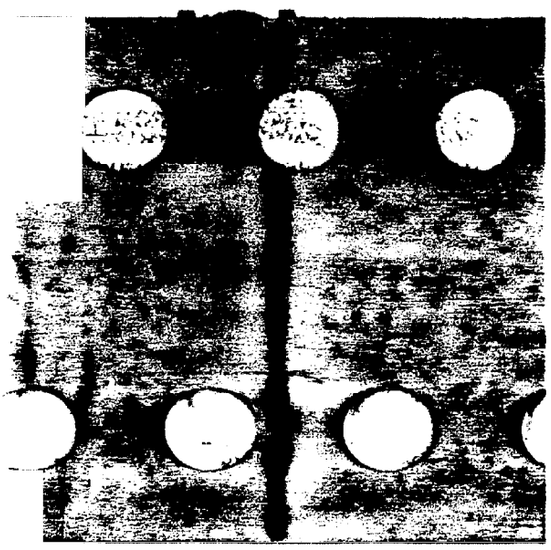
STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



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

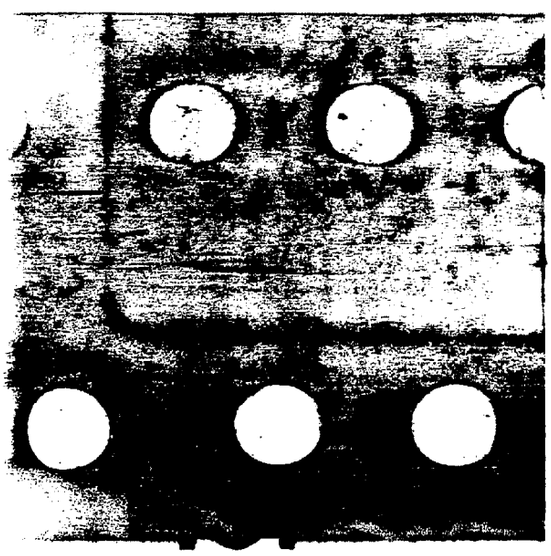
RECEIVED OF _____

FOR _____

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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	46000.00
CON TX	170.20
PRFEE	1.00
WDEED	8.00
TOTAL	179.20
CHECK	179.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/29/95 01 13-44 1001 6357

00074718
IDENTIF. ← REFERENCE

95 JUN 29 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 92553