This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Author Laird
517 Castlegate Drive
Nashville, TN 37217

SEND TAX BILLS TO: Same

WARRANTY DEED

(Map/Parcel No. 059-12-0/065.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Charlie Nays** and wife, **Marvanett Nays**, have bargained and sold and do hereby transfer and convey unto **Author Laird** and wife, **Josephine M. Laird**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 92 on the plan of Section Two, Highland Trace Subdivision, of record in book 5200, page 616, Register's Office for said County.
>
> SAID Lot No. 92 fronts 60.0 feet on the southeasterly margin of Woodale Lane and extends back 141.2 feet on the northeasterly line and 136.3 feet on the southwesterly line to a dead line in the rear, measuring 68.3 feet thereon.
>
> BEING the same property conveyed to Charlie Nays and wife, Marvanett Nays by deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington D.C., of record in Book 8229, page 202, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2445-2447 Woodale Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 5 day of July 95 1995.

Charlie Nays

Marvanett Nays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charlie Nays and wife, Marvanett Nays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained. ✓

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/15/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 9/15/98

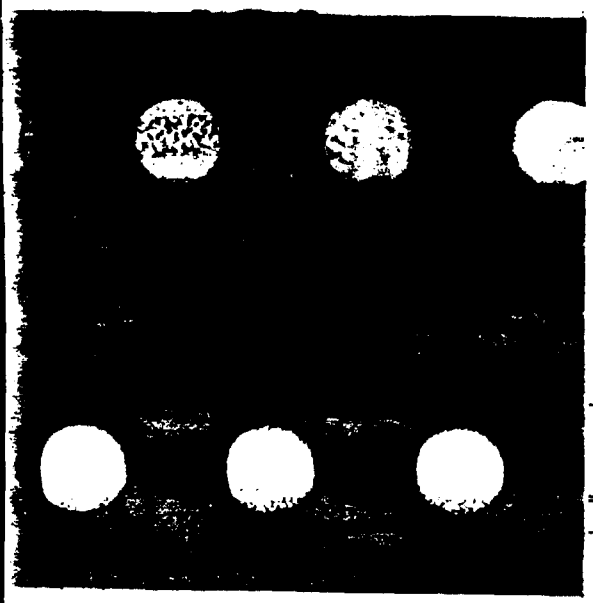
0077393

IDENTIFICATION/REFERENCE

95 JUL 10 AM 9:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9257 07/10 0101 03CHECK 131.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

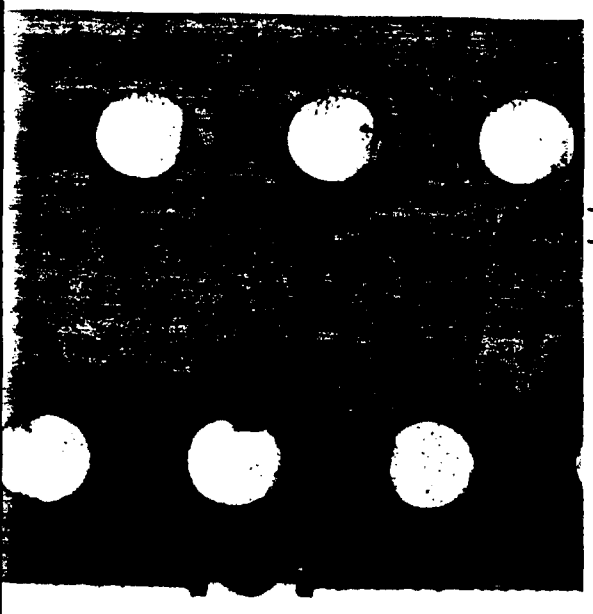
RECEIVED OF _____

FOR _____

BOOK 9726 PG 17

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 8.00
TOTAL 181.05
CHECK 181.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/95 01 0945 0001 9257

00077393
IDENTIF. & REFERENCE

95 JUL 10 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928390