This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
JoAnne Gray Sparks
906 Elliston Street
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 44-15
GROUP
PARCEL 98

WARRANTY DEED

BOOK 9737 PG 376

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert Viston Gray, Jr., JoAnne Gray Sparks, Rebecca Zane Gray (Lampley) Touro, Richard Vernon Gray, William Thomas Gray, Claytie Rose Gray Vaughn, Hooper Gray, George Eugene Gray, Jr., Janice Gray and Judy Dietz, being the Devisees under the Will of Lucile Coleman Gray (deceased) and Robert Viston Gray, Jr., as Executor of The Estate of Lucile Coleman Gray, (deceased), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JoAnne Gray Sparks, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 906 Elliston Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JoAnne Gray Sparks, unmarried, her heirs and assigns, forever; and we, Robert Viston Gray, Jr., JoAnne Gray Sparks, Rebecca Zane Gray (Lampley) Touro, Richard Vernon Gray, William Thomas Gray, Claytie Rose Gray Vaughn, Hooper Gray, George Eugene Gray, Jr., Janice Gray and Judy Dietz, and Robert Viston Gray, Jr., as

Executor of The Estate of Lucile Coleman Gray, (deceased), do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 17th day of July, 1995. BOOK 9737 PG 377

Robert Viston Gray, Jr.

JoAnne Gray Sparks

By RVG
Rebecca Jane Gray Touro by Robert Viston Gray, Jr., her attorney-in-fact

By RVG
Richard Vernon Gray by Robert Viston Gray, Jr., his attorney-in-fact

By RVG
William Thomas Gray by Robert Viston Gray, Jr., his attorney-in-fact

By RVG
Claytie Rose Gray Vaughn by Robert Viston Gray, Jr., her attorney-in-fact

By RVG
Hooper Gray by Robert Viston Gray, Jr., his attorney-in-fact

By RVG
George Eugene Gray, Jr., by Robert Viston Gray, Jr., his attorney-in-fact

By RVG
Janice Gray by Robert Viston Gray, Jr., her attorney-in-fact

Judy Dietz by RVG

Judy Dietz by Robert Viston Gray, Jr., her attorney-in-fact

The Estate of Lucile Coleman Gray
By: Robert Viston Gray Jr. Executor
Robert Viston Gray, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Viston Gray, Jr., and JoAnne Gray Sparks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 1995.

Judy Freddo Clay
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Viston Gray, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Lucile Coleman Gray and is authorized to execute this instrument on behalf of said Estate.

Witness my hand, at office this 17th day of July, 1995.

Judy Freddo Clay
Notary Public

My Commission Expires: My Commission Expires MAR. 23, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert Viston Gray, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rebecca Zane Gray Touro, Richard Vernon Gray, William Thomas Gray, Claytie Rose Gray Vaughn, Hooper Gray, George Eugene Gray, Jr., Janice Gray and Judy Dietz and is authorized by the aforesaid to execute this instrument on behalf of each of them as their respective Attorney-in-Fact.

Witness my hand, at office this 17th day of July, 1995.

Notary Public

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9737 PG 379

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

C:\WP51\WORK\CLOSINGS\YFA95353.WD

EXHIBIT "A"

Being Lot No. 63, Section "D", Village of Old Hickory, as of record in Book 1424, Page 65, Register's Office for said County.

Said Lot No. 63 fronts 55 feet on the west side of Elliston Street, and runs back 68.2 feet on the south line and 68.4 feet on the north line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Lucile C. Gray by deed recorded in Book 4494, Page 49, Register's Office of Davidson County, Tennessee. The said Lucile C. Gray (also known as Lucile Coleman Gray) died on the 9th day of March, 1994, leaving a Last Will and Testament recorded in Will Book 196, Page 382, Probate Court Clerk's Office of Davidson County, Tennessee wherein said real estate was devised to Rebecca Zane Gray (Lampley) Touro, JoAnne Gray Sparks, Robert Viston Gray, Jr., Richard Vernon Gray, George Eugene Gray, Sr., William Thomas Gray, Claytie Rose Gray Vaughn, and Hooper Gray. George Eugene Gray, Sr. predeceased Lucile C. Gray and was survived at the time of his death by his three (3) children, George Eugene Gray, Janice Gray and Judy Dietz.

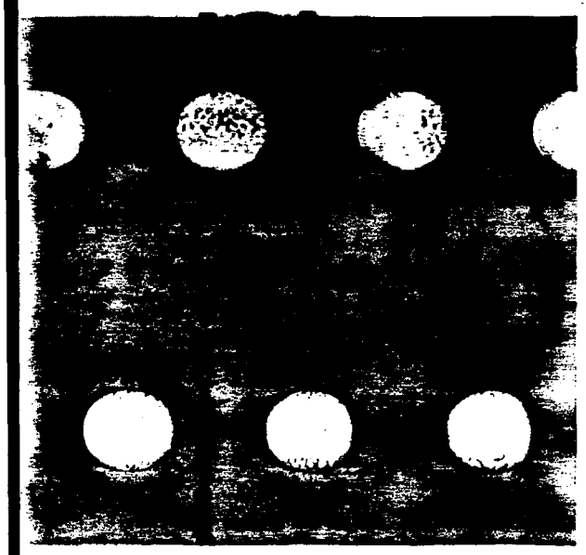
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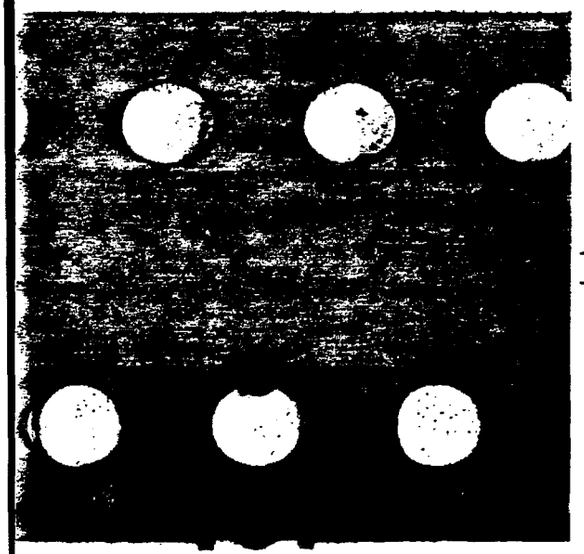
00081164

IDENTIF. ↑ REFERENCE

95 JUL 21 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9737 PG 381

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 20.00
TOTAL 169.00
CHECK 169.00

07/21/95 01 15:59 0001 3460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00811164
IDENTIF. # REFERENCE

95 JUL 21 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 932545