WARRANTY DEED

BOOK 9873 PG 968

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Shawn S. Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAWN S. DILLARD (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 128-03-A
416 CEDAR FOREST DRIVE (ADDRESS)	P.O. BOX 305110 (ADDRESS)	PARCEL 25CO
NASHVILLE, Tennessee 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TENNESSEE 37230-5110 (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: WILLIAM S. DuBRAY and wife, TIFFANY SUE DuBRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAWN S. DILLARD, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of First Revision of Cedar Forest of record in Book 6900, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William S. DuBray and wife, Tiffany Sue DuBray by deed from L. Patrick Sandlin and wife, Jane S. Sandlin of record in Book 9180, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6805, Page 253 and in Book 6925, page 751, amended in Book 7163, page 686; By-Laws of record in Book 6925, page 771, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 416 CEDAR FOREST DRIVE, NASHVILLE, Tennessee 37221
(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 our hand S this 22nd day of November 19 95

William S. DuBray

WILLIAM S. DuBRAY
TIFFANY SUE DuBRAY
By: Tiffany Sue DuBray by William S. DuBray
WILLIAM S. DuBRAY, Attorney-in-fact

BOOK 9873 PG 969

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 WILLIAM S. DuBRAY

the bargainor S 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 and official seal at NASHVILLE, Tennessee, this 22nd day of November 19 95.

Commission expires June 10, 1998

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this November 22, 1995, before me personally appeared WILLIAM S. DuBRAY, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TIFFANY SUE DuBRAY, and acknowledged that he executed the same as the free act and deed of said TIFFANY SUE DuBRAY

Witness by hand and official seal at Nashville, Tennessee, this 22nd day of NOVEMBER, 1995.

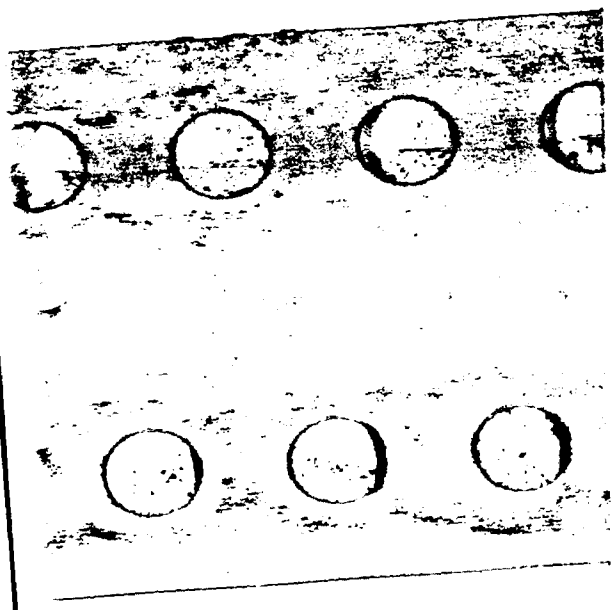
NOTARY PUBLIC DEBRA WICKE

My Commission Expires 6/10/98

0127493
IDENTIF. + REFERENCE

95 DEC -1 AM 8:18
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

3334 12/01 0101 03CHECK 480.75



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

RECEIVED OF _____

FOR _____

BOOK 9873 PG 970

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
127500.00
CON TX 471.75
PRFEE 1.00
WDEED 8.00
TOTAL 480.75
CHECK 480.75
12/01/95 01 08:18 0001 3334



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127493
IDENTIF. ← REFERENCE

95 DEC -1 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 981841