PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00279481

BOOK 10066 PG 621

WARRANTY DEED

File No: 00279481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyrone R. Jay	GMAC Mortgage Corp	Map 86-7
[NAME]	[NAME]	
1304 Presidential Trace	5544 Franklin Road S202	Parcel 140
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Hermitage, TN 37076	Nashville, TN 37220	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Andy Graham, Jr. and wife, Catherine C. Graham

have this day bargained and sold, and do hereby transfer and convey unto the said Tyrone R. Jay, Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 106,000.00

Subscribed and sworn to before me, this the 29TH day of MAY, 19 96.

Affiant

My Commission Expires: 03/22/97 [Affix Seal]

Notary Public Michele M. Cooper

Cooper

unimproved ( )

This is improved (X) property known as 1304 Presidential Trace, Hermitage, TN 37076
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29TH day of MAY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andy Graham, Jr.

Catherine C. Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Andy Graham, Jr. and wife, Catherine C. Graham

the within named 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, Davidson COUNTY, Tennessee this 29TH day of MAY, 19 96.

Michele M. Cooper
Notary Public
Michele M. Cooper

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Jackson's Retreat, Phase 5A, as of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

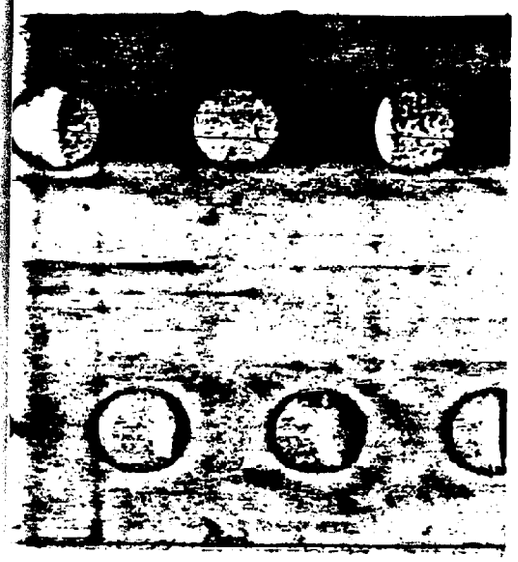
Being the same property conveyed to Andy Graham, Jr. and wife, Catherine C. Graham, by deed from Adrienne Edwards, unmarried, of record in Book 9768, page 885, Register's Office for Davidson County, Tennessee.

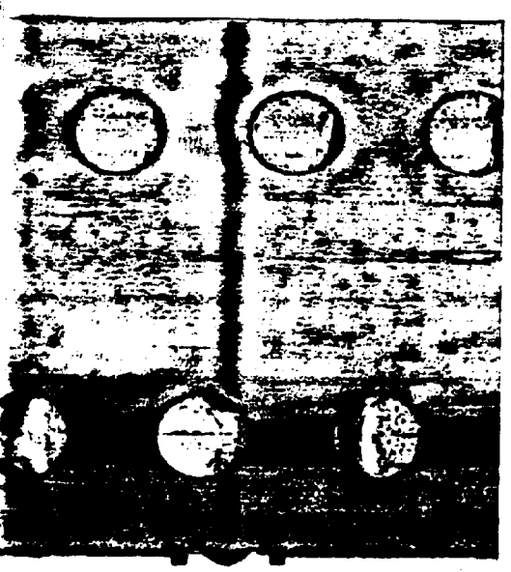
SR
a.D.G.
CCS

0186920
IDENTIF. # REFERENCE

96 MAY 30 PM 1:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7:85 05/30 0101 03CHECK 405.20





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 624

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 106000.00
				CON TX 392.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 405.20
				CHECK 405.20
			05/30/96	01 13:10 0001 7185

0186920
IDENTIF. & REFERENCE

96 MAY 30 PM 3:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1045088