Box 44

THIS INSTRUMENT PREPARED BY:
Kathryn H. Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 127,700.00.

Samantha Perry Drake
AFFIANT

Subscribed and sworn to before me, this 11th day of September, 1996.

Kath H. Penn
Notary Public

My Commission Expires: 3/22/98

NOTARY PUBLIC AT LARGE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Sandra Jean Perry Samantha Perry Drake 1037 Bills Lane Joelton, TN 37216	SAME	072-10-017 15 DA 01120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE J. WARREN, WILLIAM C. WARREN, MARTHA W. GAINES and IMOGENE H. WARREN,** being the heirs at law of Daisy Warren pursuant to will of record in Book 8907, page 3906, Register's Office for Davidson County, TN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SANDRA JEAN PERRY and SAMANTHA PERRY DRAKE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A

This conveyance is made subject to:

1. Rights or claims of parties in posseession, including, without limitation, Parman Oil Company, Inc. and Roger Jayo and Marlin Brown.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4130, page 67, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease for recording between Daisy J. Warren and Parman Oil Company, Inc., of record in Book 7387, page 144, Register's Office for Davidson County, Tennessee, and of record in Book 7393, page 445, Register's Office for said County.

This is improved property known as 2900 Gallatin Road, Nashville, TN.

This is not the usual place of residence of the Grantors or their spouses.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 11th day of September, 1996.

George J. Warren

William C. Warren

Martha W. Gaines

By: _____
Winston Gaines, attorney-in-fact

Imogene H. Warren

0225052
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE J. WARREN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM C. WARREN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WINSTON GAINES**, 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 attorney-in-fact for **MARTHA W. GAINES** and is authorized by **MARTHA W. GAINES** to execute this document on her behalf.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IMOGENE H. WARREN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

My Commission Expires: 3/22/98

8288 09/13 0:01 03CHECK 489.49

EXHIBIT A BOOK 10190 PG 886

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 2 feet of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 2 and the northerly part of Lot No. 1 front together 54 feet on the easterly side of Gallatin Road and run back 241 feet on the northerly line and 245 feet 3 inches more or less on the southerly line to an alley measuring 53 feet thereon.

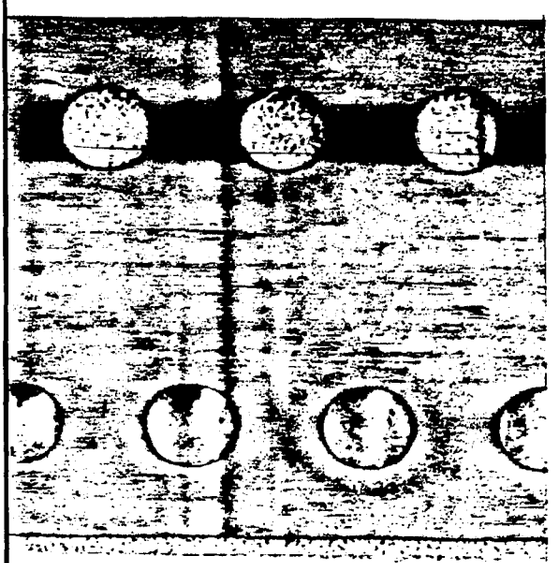
Being the same property conveyed to Sidney S. Warren and wife, Daisy J. Warren by deed from Paul H. Newell and wife, Ruth C. Newell of record in Book 2106, page 585, Register's Office for Davidson County, Tennessee; the said Sidney S. Warren having predeceased Daisy J. Warren, an Daisy J. Warren having since died and her Will of record in Book 8907, page 906, Register's Office for Davidson County, Tennessee, devised subject property to James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines and Imogene H. Warren. James L. Warren and wife, Nancy S. Warren, George J. Warren and wife, Dorothy S. Warren having quitclaimed all right, title and interest in subject property to Martha W. Gaines of record in Book 8398, page 501, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 8907, page 909, Martha W. Gaines conveyed a 1/3 interest to George J. Warren. By quitclaim deed of record in Book 8907, page 911, Martha W. Gaines conveyed a 1/3 interest to James L. Warren. By quitclaim deed of record in Book 9460, page 77, James L. Warren conveyed all his interest to George J. Warren.

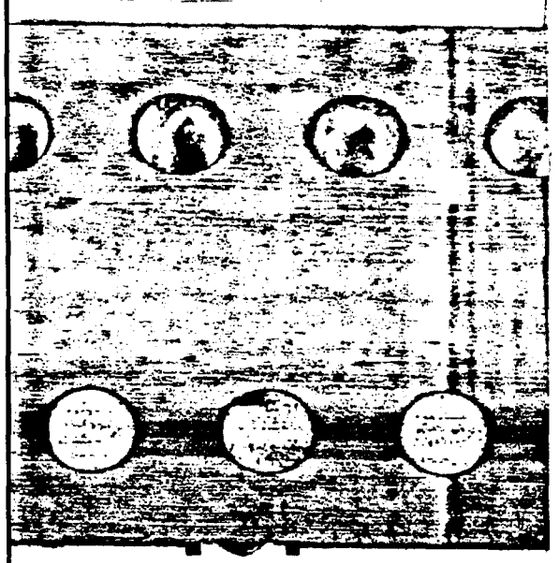
TRACT II:
Land in Davidson County, Tennessee, being the southerly 52 feet of Lot No. 1 on the Plan of Bransford Realty Company's Maxey Avenue and Gallatin Road property, as of record in Book 332 page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 52 feet on the easterly side of the Gallatin Turnpike, and runs back between parallel lines with the northerly margin of Litton Avenue 250 feet to an alley and being 245 feet 3 inches, more or less, deep on the north line.

Being the same property conveyed to S. S. Warren and wife, Daisy Warren by deed from John J. Sidener and wife, Hazel Sidener, of record in Book 2453, page 227, Register's Office for Davidson County, Tennessee; the said S. S. Warren having predeceased Daisy Warren, and Daisy Warren having since died and her Will of record in Book 8907, page 906, Register's Office for Davidson County, Tennessee, devised subject property to James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines and Imogene H. Warren. **By quitclaim deed of record in Book _____, page _____, James L. Warren conveyed all his interest to George J. Warren.**

This is the same legal description that was used in prior deeds.





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

RECEIVED OF _____

FOR _____

BOOK 10190 PG 887

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 127700.00
				CON TX 472.49
				PRFEE 1.00
				WDEED 16.00
				TOTAL 489.49
				CHECK 489.49
			09/13/96 01	16:13 0001 8288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225052
IDENTIF. # REFERENCE

96 SEP 13 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1030734