WARRANTY DEED

STATE OF TENNESSEE BOOK 10233 PG 114
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Michael J. Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 96

Pam S. Atchley
Notary Public

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

MY COMMISSION EXPIRES JUNE 28, 2000 COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Goins (NAME)	First Republic Mortgage (NAME)	119-12-0 140.00
808/810 Drummond Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	6DA 33490
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Billy D. Gray, d/b/a Gray Investments and wife, Jane Graham Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Goins and wife, Barbara K. Goins

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:

A tract or parcel of land in the 30th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot No. 167 on the Map of Battlewood, Section Two, of record in Book 1835, pages 95 and 96, Register's Office for said County, not used as right-of-way, as shown on a survey made by the State of Tennessee, Department of Highways, Project S-6326, Tract 13.

BEGINNING at a point where the lot line between Lots 167 and 168 intersects the east margin of Drummond Drive; thence easterly 221.51 feet along said lot line to the west right-of-way line of the N.C. & St.L. Railroad; thence southerly 81.41 feet, more or less, along said right-of-way line to the north margin of Briley Parkway; thence South 74 deg. 08' 16" West 200 feet, more or less, along the north margin of Briley Parkway the same being parallel to and 120 feet from the centerline of Briley Parkway to a point on the east margin of Drummond Drive; thence northerly 32.3 feet, more or less, along the east margin of Drummond Drive to the point of beginning.

Being the same property conveyed to Billy D. Gray, d/b/a Gray Investments by deed from Fred Jeffries and Charles Dornan of record in Book 5847, page 929, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Jane Graham Gray herein joins to convey any and all right and interest she may have; especially her marital rights.

CONTINUED

unimproved ( )
This is improved (X) property, known as 808/810 Drummond Drive, Nashville, Tennessee 37211
(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 my hand this 21st day of October 19 96

Billy D. Gray
d/b/a Gray Investments

Jane Graham Gray
by: Billy D. Gray, Attorney-in-fact

BOOK 10233 PG 115

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy D. Gray d/b/a Gray Investments, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of October, 1996.

Pam S. Atchley
Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES JUNE 26, 2000

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 Billy D. Gray with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jane Graham Gray as her Attorney in Fact as the free act and deed of the within named Jane Graham Gray.

Witness my hand and official seal at Goodlettsville, Tennessee, October 21, 1996.

Pam S. Atchley
Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

MY COMMISSION EXPIRES JUNE 26, 2000

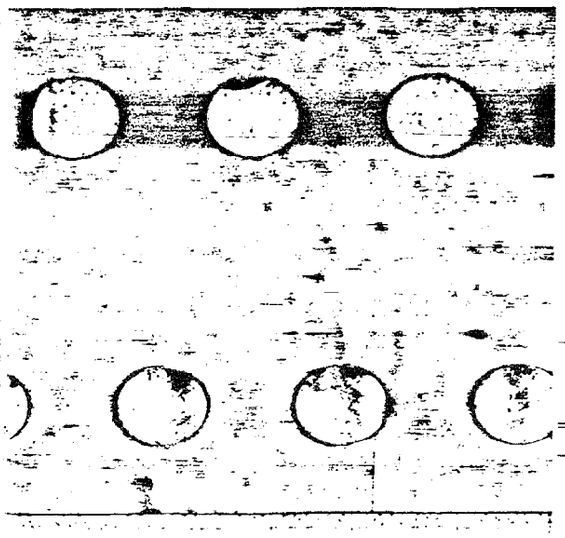
LEGAL DESCRIPTION CONTINUATION

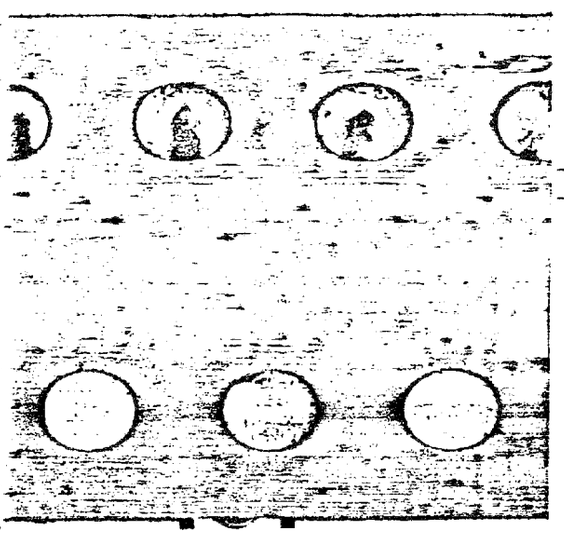
Billy D. Gray executed this instrument on behalf of Jane Graham Gray pursuant to a Power of Attorney which is being placed of record currently herewith.

0238760
IDENTIF. ↑ REFERENCE

96 OCT 22 AM11:09
FELIX Z. DELISLE REGISTER
DAVIDSON COUNTY, TN.

2877 10/22 0101 03CHECK 325.65





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

RECEIVED OF _____

FOR _____

BOOK 10233 PG 117

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	84500.00
			CON TX	312.65
			PRFEE	1.00
			WDEED	12.00
			TOTAL	325.65
			CHECK	325.65
10/22/96		01	11:17 0001	2877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238760
IDENTIF. # REFERENCE

96 OCT 22 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079862

No [redacted]