PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10238 PG 449

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of October, 1996, by and between WILLIAM H. THOMPSON and JEAN O THOMPSON, HUSBAND AND WIFE, , Grantors, and VIRGIL RAY, A MARRIED MAN, Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM H. THOMPSON and JEAN O THOMPSON, HUSBAND AND WIFE, , herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said VIRGIL RAY, A MARRIED MAN, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is unimproved property known as .46 acres, Clarksville Highway __ Joelton, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantors do covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

William H. Thompson
WILLIAM H. THOMPSON
Signature of Seller

Jean O. Thompson
JEAN O THOMPSON
Signature of Seller

96 OCT 28 AM 10:46
DAVIDSON COUNTY, TN.

0240477
IDENTIFICATION REFERENCE

$2.25

BOOK 10238 PG 450

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WILLIAM H. THOMPSON and JEAN O THOMPSON, HUSBAND AND WIFE** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **October, 1996.**

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

VIRGIL RAY
901 8th Ave S.
Nashville, Tn 37203

Property Address:
Lot One Alpha
Clarksville Hwy
Joelton Tn 37080

Person Responsible for Taxes:

SAME

Parcel #: MAP 048, PARCEL 282 (P/O MAP48-P52)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$13,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **October, 1996.**

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOCATED IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS LOT 1 ON THE FINAL PLAT OF LOT ONE ALPHA SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 598, REGISTER'S OFFICE FOR SAID COUNTY. REFERENCE IS HEREBY MADE TO SAID PLAN FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT.

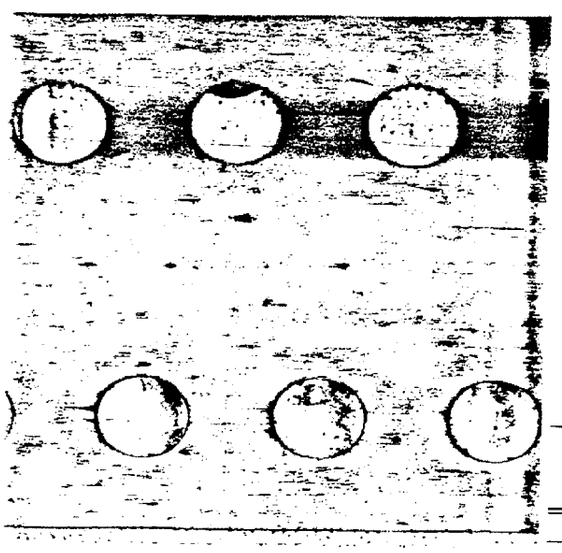
And a portion of the same property conveyed to William H. Thompson (a 1/3 undivided interest), by Deed from William H. Thompson, Jr., and Jeanne B. Thompson, Co-Trustees of Fund B under the Reece H. Thompson Trust, of record in Book 8635, page 6, Register's Office for DAVIDSON County, Tennessee, and being a portion of the same property conveyed to William H. Thompson, Jr., and wife, Jean O. Thompson (a 2/3 undivided interest), by deed of record in Book 2022, page 196, said Register's Office.

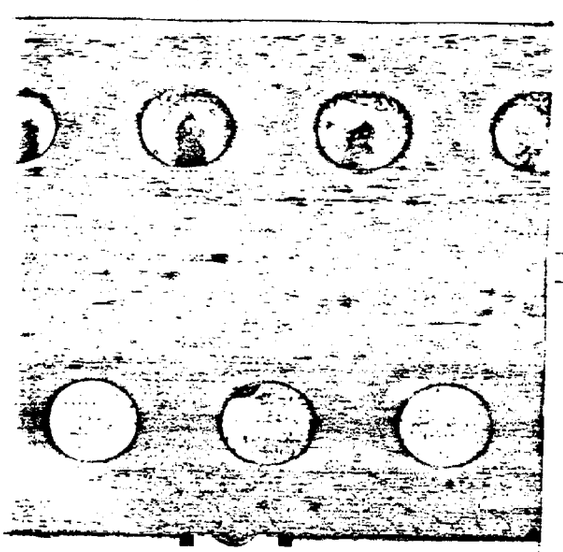
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 048, PARCEL 282 (P/O MAP48-P52)).

2. All matters set forth on the Plan of record in Book 8250, page 598, Register's Office for Davidson County, Tennessee, which plan includes a 20-foot easement for public utility and drainage purposes along the southerly line of said lot and a 10-foot public utility and drainage easement along the eastern line of said lot.

3. Restrictive Covenants recorded in Deed Book 10187, Page 301, Register's Office for DAVIDSON County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10238 PG 452

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 13500.00
				CON TX 49.95
				PRFEE 1.00
				MDEED 12.00
				TOTAL 62.95
				CHECK 62.95

10/28/96 01 10:47 0001 4729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240477
IDENTIF. & REFERENCE

96 OCT 28 AM 10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081691

No [redacted]