WARRANTY DEED

BOOK 11267 PG 419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin P. Lee (NAME)	CTX Mortgage Company (NAME)	MAP 104-9
200 Leonard Avenue (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 219
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (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, E. Thomas Gray and wife, Jennifer H. Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin P. Lee

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 the 4th, formerly the 26th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 11 and a triangular strip off the southerly side of Lot No. 29 of Myrtlewood Plat of Bransford Realty Company's Subdivision of part of the S. W. Berger property, of record in Book 547, page 106, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Leonard Avenue at the corner of Lots No. 11 and 12; thence with said Avenue, northwardly 77.50 feet; thence eastwardly 170 feet, more or less, to a point in the northerly line of Lot No. 11, which point is the common corner of Lots No. 5, 6, and 29; thence with the line between Lots No. 5 and 11, eastwardly 44 feet 6 inches to the wewtserly line of Lot No. 8; thence with the westerly line of Lots No. 8 and 9, southwardly 55 feet to the corner of Lots No. 11 and 12; thence with the line between said two lots, westwardly 213.50 feet to the beginning.

Being the same property conveyed to E. Thomas Gray and wife, Jennifer H. Gray, by deed from Barbara J. Turner, unmarried, of record in Book 9489, page 36, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 200 Leonard Avenue, Nashville, Tennessee 37205
(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 21st day of November, 19 96

E. Thomas Gray

Jennifer H. Gray

BOOK 10267 PG 410

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 E. Thomas Gray and wife, Jennifer H. Gray

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 21st day of November 19 96.

Commission expires 5/24/97

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_____.

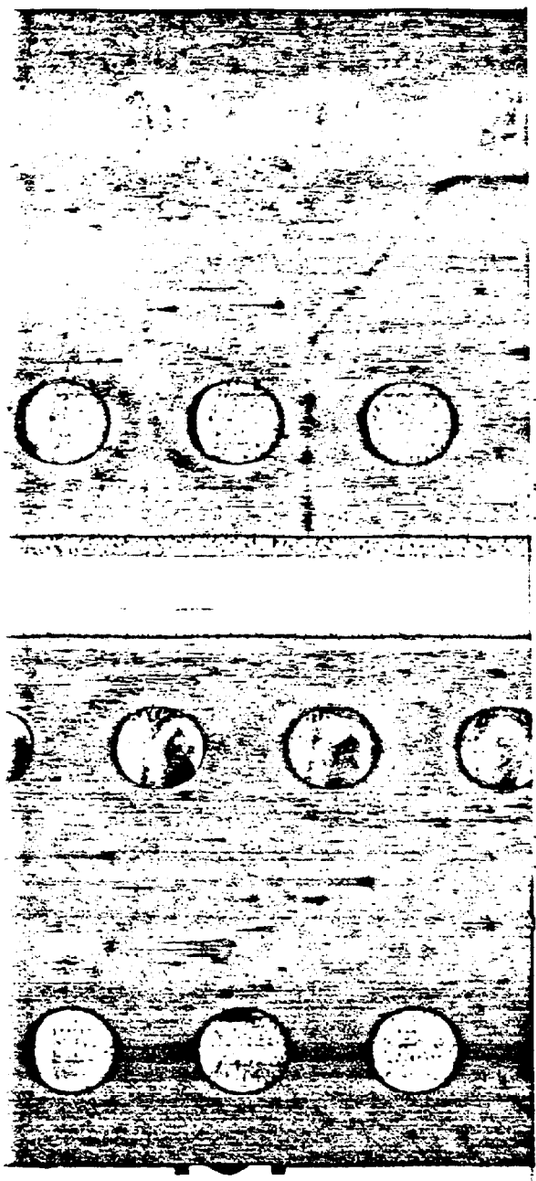
My commission expires _____

Notary Public

0249027
IDENTIF. & REFERENCE

96 NOV 22 AM 8:55
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

8895 11/22 0101 03CHECK 1078.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10267 PG 411

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	
				289000.00
			CON TX	1069.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1078.30
			CHECK	1078.30
11/22/96	01		08:55 0001	8095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02490 27
IDENTIF. # REFERENCE

96 NOV 22 AM 8:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1090797