BOOK 10293 PG 589

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 127,000.00

Bernella S. Levin
Affiant

Subscribed and sworn to before me, this 16th day of December 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BERNELLA S. LEVIN 1611 Forrest Avenue Nashville, Tennessee 37206	COUNTRYWIDE HOME LOANS 155 North Lake Avenue Pasadena, California 91109	MAP 83-10 PARCELS 168 & 360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100---------- ($ 127,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, AUSTIN F. RAY, JR. AND WIFE, LILLIAN GRIZZARD RAY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BERNELLA S. LEVIN AND MICHAEL J. AUGUST, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 41 and 42 on the Plan of Lockeland, the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Austin F. Ray, Jr. and wife, Lillian Grizzard Ray, by deed from David H. Arnholter, unmarried, of record in Book 7639, page 143, Register's Office for Davidson County, Tennessee.

0256732
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 8:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1611 Forrest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland, The Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of December, 19 96.

Austin F. Ray, Jr.

AUSTIN F. RAY, JR.

Lillian Grizzard Ray

LILLIAN GRIZZARD RAY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 AUSTIN F. RAY, JR. AND WIFE, LILLIAN GRIZZARD RAY, 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 this 16th day of December, 19 96.

Mitchell A. Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

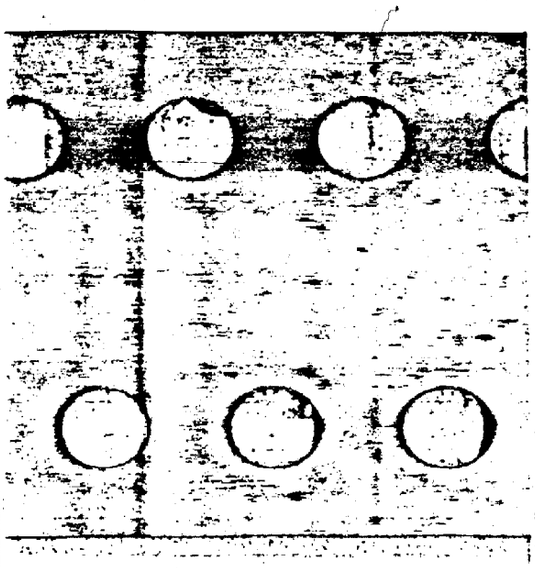
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

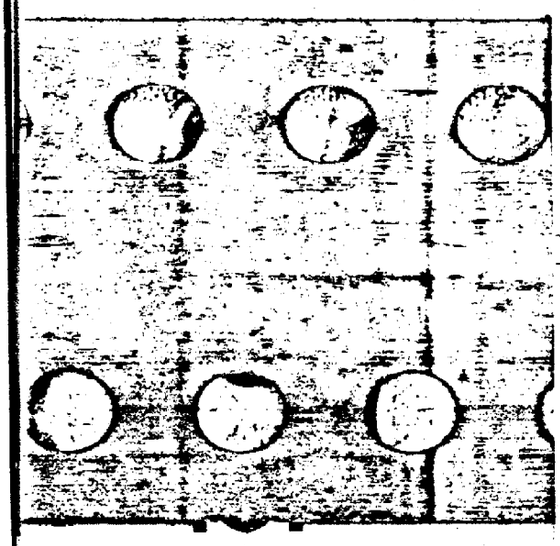
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

6714 12/18 0101 03CHECK 478.90





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 591

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
				127000.00
				CON TX 469.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 478.90
				CHECK 478.90
12/18/96	01			08:35 0001 6714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256732
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 8:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1099313