To: Bk436

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North

Nashville, TN 37219

BOOK 10314 PG 400

WARRANTY DEED

Name and Address of New Owner:
Frank C. May
3804 Princeton Avenue
Nashville, Tn 37205

Send Tax Bills To:
Frank C. May
228 Ensworth Place
Nashville, TN 37205

Street Address of Subject Property:
3804 Princeton Avenue
Nashville, Tn 37205

Map Parcel:
103-8-263.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VERLENE M. GREGORY, UNMARRIED, "GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto **FRANK C. MAY "GRANTEE"** his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 390 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Verlene M. Gregory, by deed from Clyda J. Sharpe Smith, as of record in Book 7201, page 53, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Any zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. All matters shown on the recorded plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 7 day of January, 1997.

Verlene M. Gregory

Verlene M. Gregory

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 7th day of January, 1997, before me personally appeared Verlene M. Gregory, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of January, 1997.

Notary Public

My comission expires

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 14, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $123,500.00.

Frank C. May

Affiant

Subscribed and sworn to before me, this the 7th day of January, 1997.

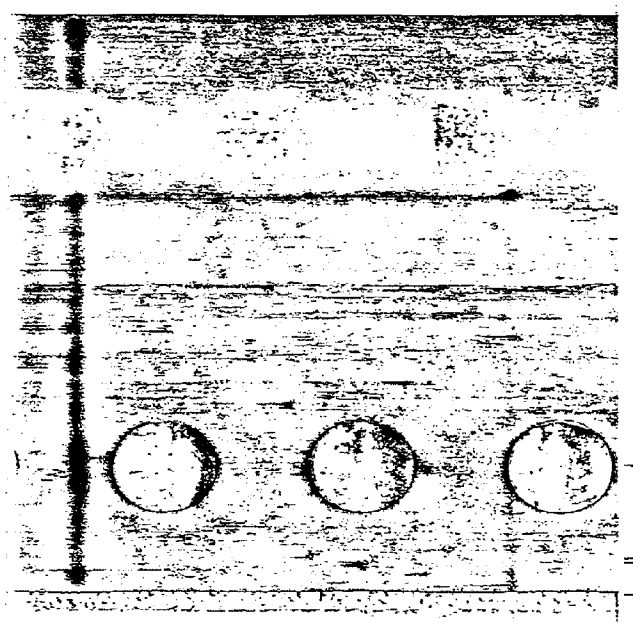
NOTARY PUBLIC
My commission expires:_____

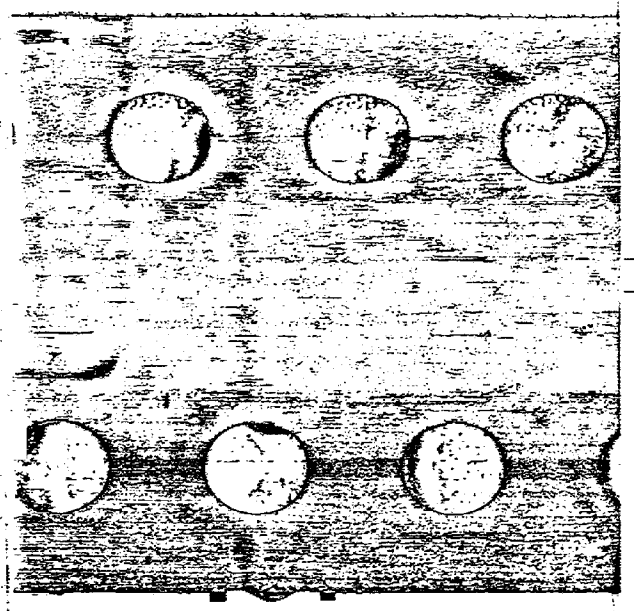
NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
May 14, 1997
STATE OF TENNESSEE

0262501
IDENTIF. ↑ REFERENCE

97 JAN -8 AM 10:50
RECEIVED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3051 01/08 0101 03CHECK 465.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 402

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
			CHMT	123500.00
			CON TX	456.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	465.95
			CHECK	465.95
01/08/97	01		10:50 0001	3051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262501

IDENTIF. # REFERENCE

97 JAN -8 AM 10:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1105580