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

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **January, 1997, by and between MARTHA S. RAY and HORACE A. RAY, WIFE AND HUSBAND, Grantors, and WINSTON PATTON, 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, MARTHA S. RAY and HORACE A. RAY, WIFE AND HUSBAND, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said WINSTON PATTON, 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 improved property known as 329 RAYON DRIVE, OLD HICKORY, TN 37138.

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.

LEGIBILITY OF WRITING, TYPING OR PRINTING FOR THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED

MARTHA S. RAY, Signature of Seller

HORACE A. RAY
Signature of Seller

97 JAN 14 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

4648 01/14 0101 03CHECK 120.30

0126 4009
IDENTIFICATION REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARTHA S. RAY and HORACE A. RAY, WIFE AND HUSBAND** , 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 **10th** day of **January, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WINSTON PATTON
82 IRENE DRIVE
MT. JULIET, TN 37122.

Property Address:

329 RAYON DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Parcel #: **MAP 44-5, PARCEL 75**

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 $49,000.00 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 **10th** day of **January, 1997.**

Notary Public

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

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Lot No. 128 ont heMap of a part of Rayon City, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the northwesterly side of Lindberg Avenue and runs back between parallel lines 150 feet to a 10-foot reserved strip.

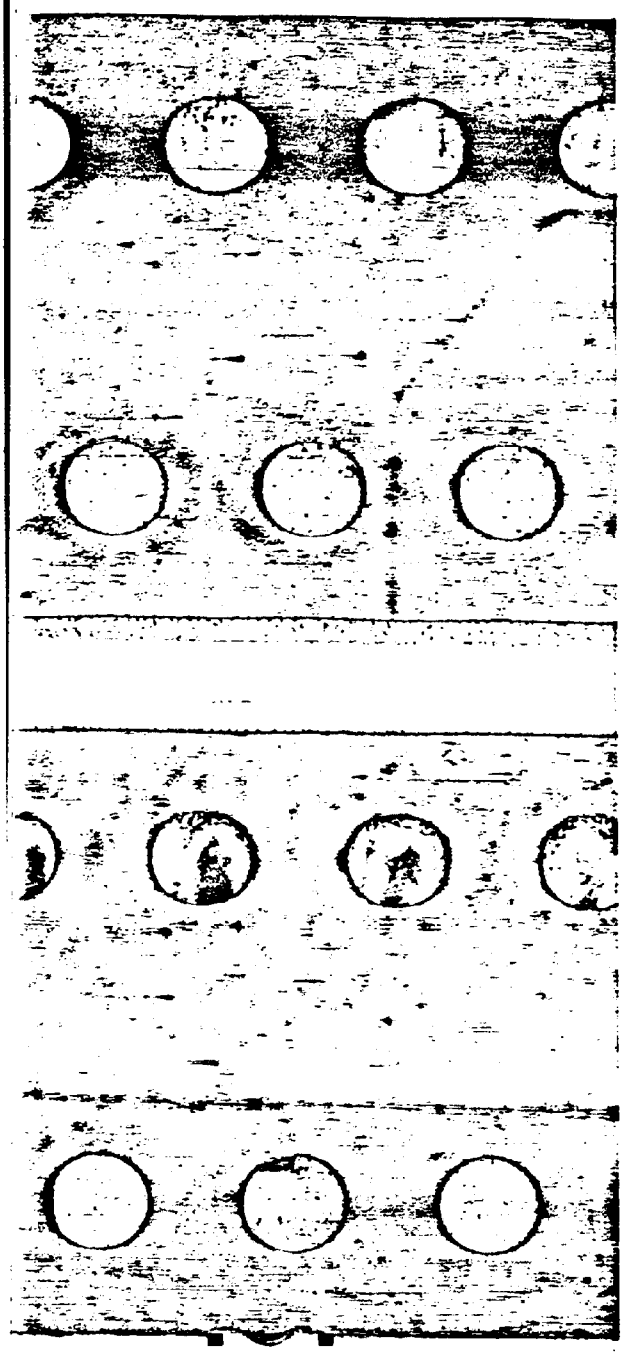
BEING the same property conveyed to MARTHA S. RAY and HORACE A. RAY, WIFE AND HUSBAND, by Warranty Deed from MARTHA S. RAY, TRUSTEE-SUTTON TRUST, of record in Book 8879, page 132, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All city and county real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 44-5, PARCEL 75.

2. All matters set forth on the Plan of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., that may be shown thereon.

FAXING IN
RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10319 PG 314

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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 12.00
TOTAL 120.30
CHECK 120.30

01/14/97 01 13:42 0001 4648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02640009
IDENTIF. & REFERENCE

97 JAN 14 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107157