WARRANTY DEED

BOOK 10363 PG 201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF February 97

Notary Public

MY COMMISSION EXPIRES: February 27 1997
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrence L. Gragg (NAME)	Guaranty Trust Company (NAME)	MAP 73-10
2609 & 2611 Morganmeade Dr. (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 3700
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (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, John M. Kelly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrence L. Gragg, unmarried

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:

Being Lot No. 51 on the Plan of Moss Rose Estates as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 9863, Page 139, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5039, Page 359; as amended in Book 5138, Page 645, Book 5311, page 345 and Book 5910, page 336, Register's Office for Davidson County, Tennessee.

Subject to all matters shown of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2609 & 2611 Morganmeade Dr., Nashville, Tennessee 37216
(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 my hand this 26th day of February, 19 97

John M. Kelly

BOOK 10363 PG 202

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 John M. Kelly, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 19 97.

Commission expires February 27, 1997

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 _____

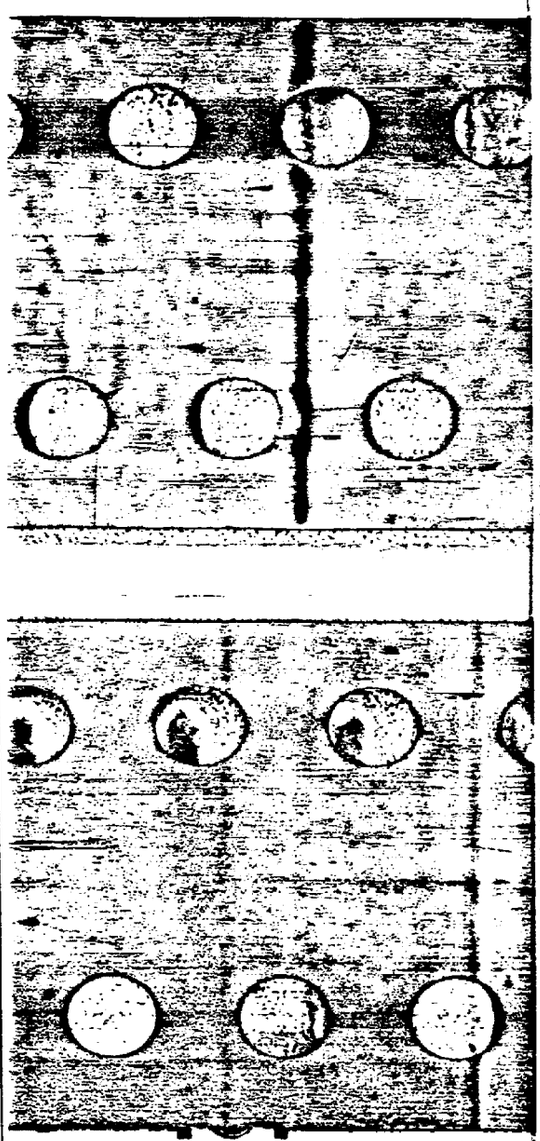
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0277237
IDENTIF. & REFERENCE

97 FEB 28 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0908 02/28 0101 03CHECK 297-60



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 203

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 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.60
				CHECK 297.60
02/28/97	01			09:47 0001 0908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277237
IDENTIF. # REFERENCE

97 FEB 28 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121818