1.

39-B

FROM: STEPHEN W. GRACE AND WIFE, PATRICIA L. BOWERS (NOW GRACE)

BOOK 10432 PG 737

TO: WALTER GREAR HURT AND MOLLY A. DAVENPORT AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Walter Grear Hurt and	SAME	Map 104-11
Molly A. Davenport		Parcel 55
2803 Acklen Avenue		
Nashville, Tennessee 37213		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

BOSTON ANGELA WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Subscribed and sworn to before me, this the 22 day of April, 1997.

Notary Public

My Comm. Expires: 5/23/98

My Commission Expires 5-23-98

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Stephen W. Grace and wife, Patricia L. Bowers (now Grace), hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Walter Grear Hurt and Molly A. Davenport as tenants in common with right of survivorship, hereinafter called "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 Davidson County, Tennessee, being Lot No. 2 of Block 4 on the Plan of Fairfax Place as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60.0 feet on the south side of Acklen Avenue and runs back 157.71 feet on the easterly side and 158.17 feet on the westerly side to a dead line in the rear on which it measures 60.0 feet thereon.

Being the same property conveyed to Stephen W. Grace and Patricia L. Bowers, joint tenants with rights of survivorship, by deed from David K. Huffman Jr. and wife, Graeme K. Huffman, of record in Book 8993, page 899, said Register's Office.

Said property is transferred subject to the following:

1. 1997 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 754, page 309, said Register's Office.

This is improved property known as 2803 Acklen Avenue, Nashville, Tn. 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 28th day of April, 1997.

Stephen W. Grace

Patricia L. Bowers Grace

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 Stephen W. Grace and wife, Patricia L. Bowers Grace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 11/27/2001

CAROL R. RIVERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

4622 04/29 0101 03CHECK 649.10

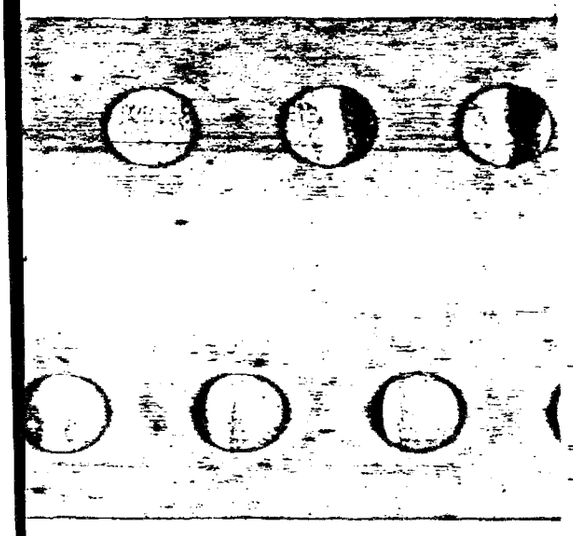
97 APR 29 PM 1:13

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

0299036

IDENTIFICATION REFERENCE

1003A6A4
16040425



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

RECEIVED OF _____

FOR _____

BOOK 10432 PG 739

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 173000.00
CON TX 640.10
PRFEE 1.00
WDEED 8.00
TOTAL 649.10
CHECK 649.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/28/97 01 17:14 0001 4622

0299036
IDENTIF. ↑ REFERENCE

97 APR 29 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144723