PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10440 PG 217

W & I Ref: (cmw) Title No: 38823
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Bubis Jessica Boudinot 1404 Gale Lane Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 117-08-202 24W 14755

6523 05/02 0101 03CHECK 397.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 105000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alice J. Stevens, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Bubis and spouse, Jessica Boudinot,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 236 on the Plan of Victoria Place of record in Plat Book 332, Page 10, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

INCLUDED in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee by deed from William H. Brew and wife, Ann Daugherty Brew of record in Book 4791, page 8, said Register's Office, described as follows:

Beginning at the point of intersection of the east boundary of this property and the north margin of Gale Lane, said point being 526.5 feet westwardly from the west margin of 12th Avenue South; thence along the said north margin north 85 degrees 13 minutes west 76.6 feet to a point; thence north 11 degrees 51 minutes east 30.0 feet to a point; thence north 47 degrees 40 minutes east 129.9 feet to a point in the said east boundary; thence along the said east boundary south 11 degrees 51 minutes west 125.9 feet to the point of beginning and containing 5,880 square feet.

BEING the same property conveyed to Alice J. Stevens by deed from Elizabeth Ann Brown, Ellen Gayle Callahan, Mary Cecille Rapp, Sarah Virginia Sliney and Patrick Henry Brew, all the heirs at law of Ann Daugherty Brew, of record in Book 7798, page 496, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office, and to easement for garage, ingress and egress to and from said garage and the maintenance of the garage improvements of record in Book 8480, page 353, said Register's Office, and to an unrecorded agreement for grading on the State of Tennessee Right-of-Way.

This is improved property, known as: 1402 Gale Lane, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 1997.

Alice J. Stevens

Alice J. Stevens

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State of Tennessee
County of Davidson

On this 1st day of May, 1997, before me the undersigned authority, personally appeared **Alice J. Stevens**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105000.00

Affiant

Sworn and subscribed before me on the 1st day of May, 1997.

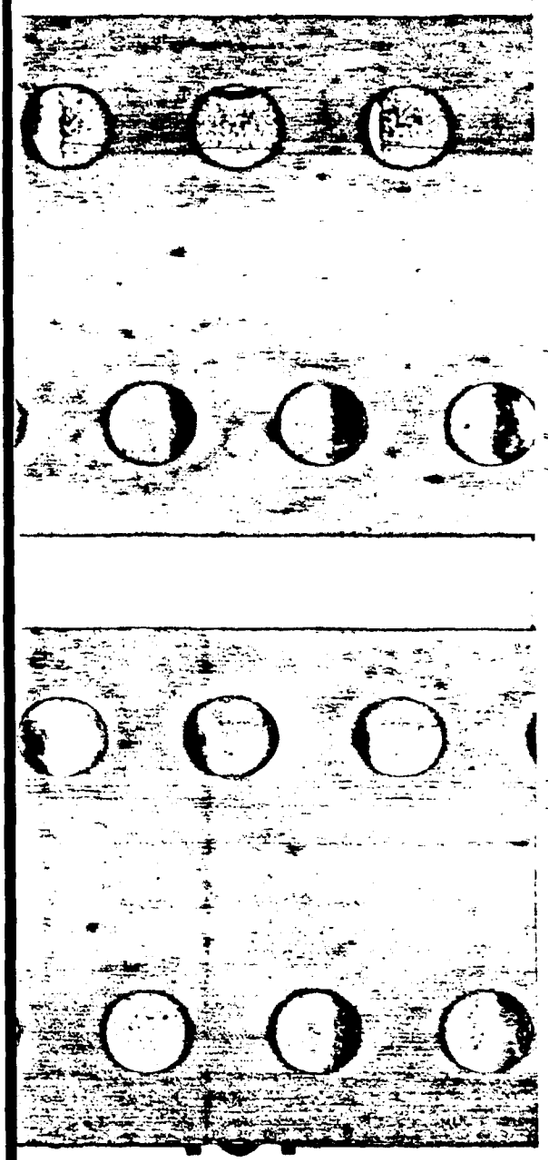
My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

03003816

97 MAY -2 PM 2:36

DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

05/02/97 01 14:43 0001 6523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300816
IDENTIF. # REFERENCE

97 MAY -2 PM 2:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1146601