This Instrument Prepared By:
CALLIS & HERSHEY
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

97-2087/

BOOK 10470 PG 106

ADDRESS NEW OWNER:
GARY K. HENLEY and MICHAEL ANNE GILPATRICK
928 Colfax Drive
Nashville, TN 37214

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

MAP 96-14
PARCEL 161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES P. VANTREASE, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto GARY K. HENLEY and MICHAEL ANNE GILPATRICK, both single persons, as joint tenants with the right of survivorship,hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Happy Acres, as of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 67 fronts 288 feet on the Westerly side of Colfax Drive as measured around a slight curve and extends back 109.8 feet on the North line and 195.6 feet on the South line to a dead line in the rear on which it measures 268 feet.

Being the same property conveyed to James P. Vantrease and wife, Eileen Vantrease by deed from Billy R. Hervey and wife, Betty L. Hervey, as of record in Book 5336, Page 217, Register's Office for Davidson County, Tennessee. The said James P. Vantrease and Eileen Vantrease have since divorced. The said Eileen Vantrease conveyed her interest in the subject property to James P. Vantrease by quitclaim deed of record in Book 10289, Page 738, said Register's Office.

This is improved property known as 928 Colfax Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants of record in Book 2447, Page 557, Register's Office of Davidson County, Tennessee.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Happy Acres of record in Plat Book 2331, Page 63, Register's Office of 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 GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands this the 28th day of May, 1997.

JAMES P. VANTREASE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, JAMES P. VANTREASE, unmarried, the bargainors, 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 office this 28th day of May, 1997.

NOTARY PUBLIC

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 1/30/01

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 1997.

NOTARY PUBLIC

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN

My Commission Expires: 1/30/01

97 MAY 29 AM 9:24
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
MAIL ENV.

03094 74

6101 05/29/97 0101 03CHECK 305.00

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 108

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

05/29/97 01 09:28 0001 6101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03094 74
IDENTIF. & REFERENCE

97 MAY 29 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11[illegible]9