This instrument was prepared by:
H. Michael Bennett, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

BOOK 10559 PG 48

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Steve Gray and wife, Melissa Gray	Southeastern Mortgage	Map 119-14
308 East Radnor Street	115 29th Ave. South	
Nashville, TN 37211	Nashville, TN 37212	Parcel 276

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00 .

H. Michael Bennett
Affiant

DEBBIE C. WILLIAMS NOTARY PUBLIC AT LARGE RUTHERFORD CTY. TENNESSEE

SWORN TO AND SUBSCRIBED before me this the 25th day of July, 1997.

Debbie C. Williams
Notary Public

My Commission Expires: 4-22-01

3614 08/06 0101 03CHECK 257.63

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, R. PAUL PERUTELLI, and wife, BARBARA J. PERUTELLI, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVE GRAY and wife, MELISSA GRAY, hereinafter referred to as Grantees, their heirs, successors 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 53 on the Plan of Pleasant View Subdivision, of record in Book 421, page 134, Register's Office for Davidson County, Tennessee.

Said lot No. 53 fronts 50 feet on Radnor Street, formerly Beymer Street, and extends back between parallel lines 174 feet to a dead line in the rear at a 12 foot alley.

BEING the same property conveyed to R. Paul Perutelli and wife, Barbara J. Perutelli by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 6241, page 157, re-recorded in Book 6630, page 732, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to owner certification of record in Book 421, page 134, Register's Office for Davidson County, a 20 foot minimum building setback line from Radnor Street.

This is improved property known as 308 Radnor Street, Nashville, TN., 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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1997, a lien but not yet due and payable, which the Grantees herein assume and agree to pay.

AND WE do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of July, 1997.

R. PAUL PERUTELLI

BARBARA J. PERUTELLI

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 R. PAUL PERUTELLI and wife, BARBARA J. PERUTELLI, the 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 and official seal, at Nashville, Tennessee, on this the 23 day of July, 1997.

Notary Public

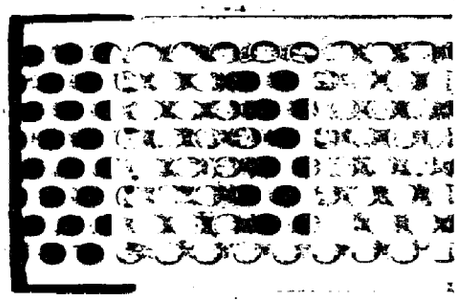
My Commission Expires: 9-18-99

C:\HMB\REAL\PERUTELLI.WD

0334590
IDENTIF. ↑ REFERENCE

97 AUG -6 AM 8:13

MAIL ENV.



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

RECEIVED OF _____

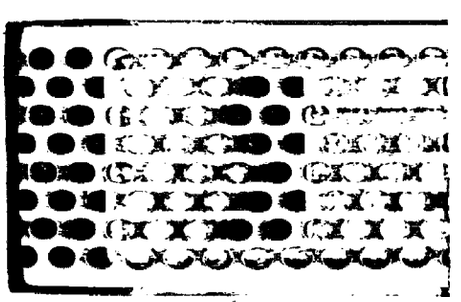
FOR _____

BOOK 10559 PG 50

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	69900.00
			CON TX	258.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	267.63
			CHECK	267.63
08/06/97	01		08:15 0001	3614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0334590
IDENTIF. ↑ REFERENCE

97 AUG -6 AM 8:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1183217