BOOK 10705 PG 881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice C. Gay & husband	Magna Mortgage Company	MAP 150-7
Steven E. (NAME) Gay	(NAME)	
3157 Stoneybrook Circle	100 West Front Street	PARCEL 28
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hattiesburg, MS 39401	
(CITY) (STATE) (ZIP)	(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, David P. Baroni and wife, Rita P. Baroni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice C. Gay and husband, Steven E. Gay

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Steven E. Gay and wife, Alice C. Gay by warranty deed from David P. Baroni and wife, Rita P. Baroni which deed is being recorded simultaneously herewith.

0375870
IDENTIF. & REFERENCE

97 DEC -3 AM 9:13
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

6417 12/03 0101 03CHECK 352.73

unimproved ( )
This is improved (X) property, known as 3157 Stoneybrook Circle, Antioch, TN 37013
(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 our hand s this 28th day of November, 19 97

David P. Baroni by: Dianne Jordan
David P. Baroni Dianne Jordan, Attorney-in-Fact

Rita P. Baroni by: Dianne Jordan
Rita P. Baroni Dianne Jordan, Attorney-in-Fact

BOOK 10705 PG 882

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 David P. Baroni and wife, Rita P. Baroni

the bargainor S, 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 Madison, Tennessee, this 28th day of November 19 97.

Commission expires May 23, 1998

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

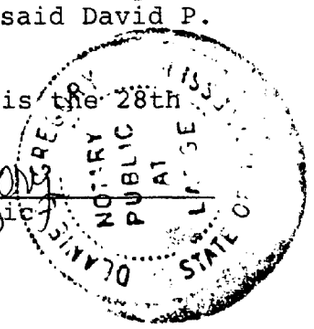
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 1997, before me personally appeared Dianne Jordan to me known to be the person who executed the foregoing instrument on behalf of David P. Baroni and wife, Rita P. Baroni and acknowledged that she executed the same as the free act and deed of the said David P. Baroni and wife, Rita P. Baroni.

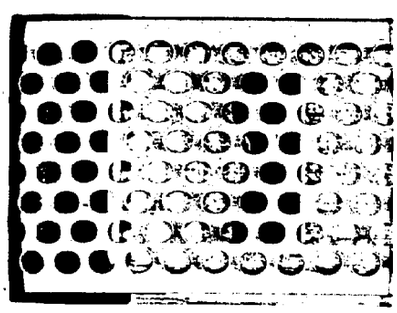
Witness my hand and official seal at Madison, TEnnessee, this the 28th day of November, 1997.

Commission expires: 5/23/98

Diane L. Gregory
NOtary Public



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



RECEIVED OF _____

FOR _____

BOOK 10705 PG 883

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 92900.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
TOTAL 352.73
CHECK 352.73

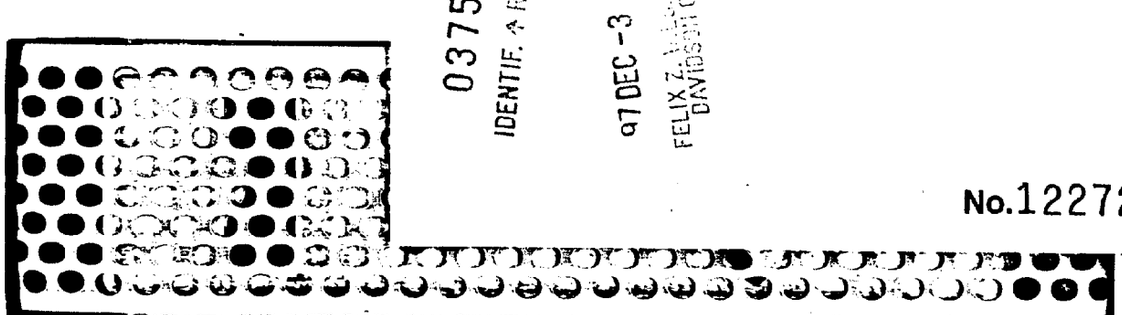
12/03/97 01 09:13 0001 6417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375870
IDENTIF. & REFERENCE

97 DEC -3 AM 9:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No.1227242