This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike
Nashville, Tennessee 37214

BOOK 10793 PG 991

ADDRESS NEW OWNER:
Dan Elmore
P. O. Box 60363
Nashville, Tennessee

SEND TAX BILL TO:
To New Owner

MAP **83-1**
PARCEL **185**

MORTGAGEE:
None

WARRANTY DEED

THIS INSTRUMENT PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THOMAS RAY DAVIS, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **DAN ELMORE, married**, hereinafter called the GRANTEE, his 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 the Easterly 58.5 feet of Lot Nos. 25, 26 and 27 on the Map of James Burns Subdivision, of record in Book 421, Page 40, Register's Office for said County.
>
> Said part of Lots 25, 26 and 27 front 58.5 feet on the Southerly side of Bailey of Grande Avenue and runs back between parallel lines along the Westerly margin of an alley, 150.0 feet to the Northerly line of lot No. 28.
>
> Being the same property conveyed to Thomas Ray Davis by Secretary of Housing and Urban Development of record in Book 10793 Page 788, Register's Office for Davidson County, Tennessee.

This is improved property known as 930 Granada Avenue, Nashville, Tennessee 37206.

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

1. Survey by John B. Kohl, III dated May 30, 1989, discloses the asphalt drive of subject property encroaching over onto (not cut) 12 foot alley.

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, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of January, 1998.

BOOK 10793 PG 992

THOMAS RAY DAVIS

3244 02/13 0101 03CHECK 157.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **THOMAS RAY DAVIS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 1998.

NOTARY PUBLIC

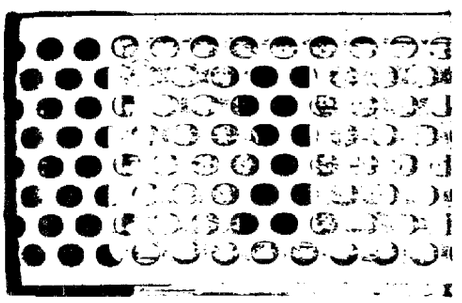
My Commission Expires: 2/3/2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

040053 4
IDENTIF. & REFERENCE

98 FEB 13 AM 10:00

REGISTER



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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 993

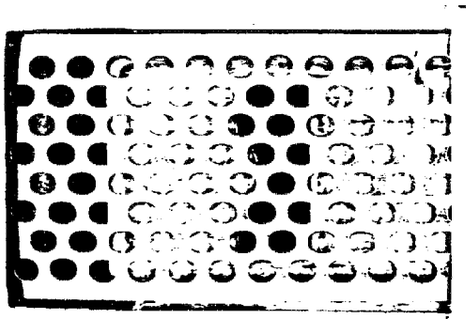
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

02/13/98 01 10:13 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0400534
IDENTIF. # REFERENCE

98 FEB 13 AM 10:00

FELIX Z. [illegible] REGISTER
DAVIDSON CO. TN.

No. 1253759