THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of June 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THOMAS J. GRAVES 2207 Natchez Trace Nashville, Tennessee 37212	SAME	MAP 104-15 PARCEL 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100------ ---------- ($ 220,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, STEVEN GILES AND WIFE, GAIL GILES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS J. GRAVES AND WIFE, ELIZA T. GRAVES 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:

BEING Lot No. 2 on the plan of a subdivision of Lots Nos. 31 and 32 in Bransford Realty Cos. Westmoreland Subdivision, of record in Book 547, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Steven Giles and wife, Gail Giles, by deed from Mary Nelle Bryant, of record in Book 9416, page 499, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Billy and Mary Nelle Bryant of record in Book 9416, page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as 2207 Natchez Trace, Nashville, Tennessee 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Cos. Westmoreland Subdivision of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of June, 19 98.

STEVEN GILES

GAIL GILES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 STEVEN GILES AND WIFE, GAIL GILES, 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 this 30th day of June, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9406 07/06 0101 03CHECK 825.00

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 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

98 JUL -6 AM 8:40

REGISTER
DAVIDSON COUNTY, TN.

0458591

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 799

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	825.00
			CHECK	825.00
07/06/98	01	08:40	0001	9406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458591
IDENTIF. & REFERENCE
98 JUL -6 AM 8:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1315170