WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36889)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF July, 1998

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Peter J. Richards (NAME)	Amsouth Mortgage Company, Inc. (NAME)	83-5-293
1200 Stratton Avenue (ADDRESS)	15 South 20th Street (ADDRESS)	23W-9685
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35233 (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, Lucille Quinn Gray, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Richards, unmarried

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. 32 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for said County. Said Lot No. 32 fronts 50 feet on the southerly side of Stratton Avenue, and runs back between parallel lines with the easterly margin of North 12th Street, formerly Allison Avenue, 160 feet to an alley.

Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Lucille Quinn Gray, unmarried by deed from Azilee Funk and Winnie Funk of record in Book 2742, Page 145, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 JUL 30 AM 8:44
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0468405

unimproved ( )
This is improved (X) property, known as 1200 Stratton Avenue, Nashville, TN 37206
(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 unincumbered, 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 my hand this 28th day of July, 19 98

Lucille Quinn Gray by Attorney in fact Peter J. Richards

Lucille Quinn Gray

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 [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 19 98.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 forgoing 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 the 28TH day of JULY, 1998, before me personally appeared JEFF MORRIS to me known to be the person who executed the foregoing instrument in behalf of LUCILLE QUINN GRAY as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said LUCILLE QUINN GRAY.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 28TH day of JULY, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
11/28/98

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