This instrument prepared by: Glenn E. Sager, Atty. 923 Main St., Nashville, Tenn. 37206

BOOK 11065 PAGE 248

MAIL TO OWNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY KEE	Owner	Map 72-11
(NAME)	(NAME)	
923 MAIN ST.		Par 317
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JANIE GRAY, and husband IVEY L. GRAY *have this day bargained and sold, and do hereby transfer and convey unto the said* BILLY KEE *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the plan of a Resubdivision of Lots 1 and 2 W. A. and R. R. Maxey, of record in Book 5190, page 373, Register's Office for said County.

Said Lot No. 2 fronts 48.00 feet on the easterly margin of Rock City Street and extends back 203.11 feet on the northerly line and 252.80 feet on the southerly line to a dead line in the rear, measuring 48.00 feet thereon.

Being the same property conveyed to Janie M. Smith, (now Gray) and Ivey L. Gray by installment deed from Ginger H. Boatwright of record in Book 6902, page 955, Register's Office for Davidson County, Tennessee and Ivey L. Gray conveying his interest in said property, by quitclaim deed, to Janie Gray of record in Book 8742, page 575, Register's Offic for Davidson County, Tennessee.

The husband, Ivey L. Gray, signs this deed to waive any and all marital rights that he may have in this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40000.00

Subscribed and sworn to before me this the 13th *day of* August *19* 98

My commission expires: Sept. 29, 2001 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC TENN. DAVIDSON COUNTY

This is unimproved (X) property, known as 2161 Rock City St, Nashville, Tenn. 37216
improved ( )
(House Number) (Street) (P.O. Address) (City or Town)

***TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 13th ***day of*** August, ***19*** 98, ***the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.***

x Ivey L. Gray
Ivey L. Gray

x Janie Gray
Janie Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Glenn E. Sager, a Notary Public in and for said County and State, Janie Gray and husband Ivey L. Gray, the within named 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, Tenn., this 13 day of August, 1998.

Notary Public

My Commission Expires: Sept. 29, 2001

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in _____, this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

0474749

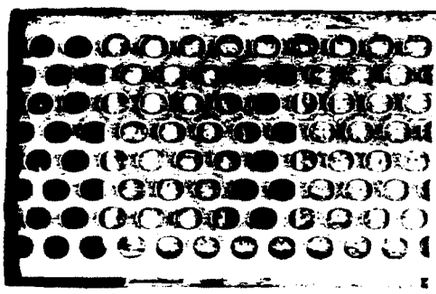
98 AUG 13 PM 3:30

WARANTY DEED

FROM
JANIE GRAY and husband
Ivey L. Gray

TO
BILLY KEE

5764 08/17/98 01 CHECK 25.00



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

RECEIVED OF _____

FOR _____

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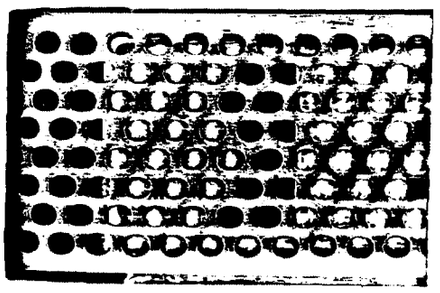
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	4000.00
CON TX	14.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	25.80
CHECK	25.80

08/13/98 01 15:30 0001 6764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047749
IDENTIFICATION REFERENCE
98 AUG 13 PM 3:30
REGISTER
DAVIDSON COUNTY, TN.

No. 1332305