PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40683
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew C. Ray 7004 Still Springs Hollow Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 128-16-A-31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 259,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Lee Smith, Jr., and Arnold Lee Brown, both unmarried, as joint tennants ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew C. Ray,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Still Spring Hollow, Section I - Phase I of record in Book 7900, page 135, Register's Office for said County.

SAID Lot No. 2 fronts 102.26 feet on the broken southwesterly margin of Still Spring Hollow Drive extends back 124.30 feet on the broken easterly line and 120.00 feet on the westerly line to a dead line in the rear, measuring 76.53 feet thereon.

BEING the same property conveyed to George Lee Smith, Jr. and Arnold Lee Brown as joint tenants with right of survivorship by deed from Greater Middle Tennessee Development Partnership of record in Book 9385, page 424, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 135, said Register's Office, which Plan shows a 30 foot minimum building setback line from Still Spring Hollow Drive, together with additional setback designations and a 10 foot easement for public utility and drainage purposes along the broken front line of said lot and a 5 foot easement for access purposes along the broken easterly line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, Book 8179, page 464, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7004 Still Springs Hollow Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of February, 1999.

George Lee Smith, Jr.

Arnold Lee Brown

State of Tennessee
County of Davidson

On this 5th day of February, 1999, before me the undersigned authority, personally appeared **George Lee Smith, Jr.** and **Arnold Lee Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 259,500.00

Arthur C. Ray
Affiant

Sworn and subscribed before me on the 5th day of February, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

3127 02/08 0101 03CHECK 971.15

99FEB-8 PM12:51

DAVIDSON COUNTY REGISTER

S4 6442

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11331 PAGE 847

546442

99FEB-8 PM12:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	259500.00
CON TX	960.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	971.15
CHECK	971.15

02/08/99 01 12:50 0001 3127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422431