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 $ 45,000.00

J. Kevin Griffey
Affiant

Subscribed and sworn to before me, this 29th day of April 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

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

BOOK 11460 PG. 107

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES K. GRIFFEY 312 S. 17th Street Nashville, Tennessee 37206	KEVIN GRIFFEY 917 Burchwood Avenue Nashville, TN 37216	MAP 83-14 PARCEL 237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- (S 45,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILLIAM A. MORRIS

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES K. GRIFFEY, MARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the South 37.0 feet of Lot No. 92 and the North 13.0 feet of Lot No. 93 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, being described as follows:

SAID parts of Lots Nos. 92 and 93 front 50.0 feet on the westerly side of 17th Street and run back between parallel lines, along the South margin of Lillian Avenue, 150.0 feet to an alley.

BEING the same property conveyed to William A. Morris and wife, Betty J. Morris, by deed from Joseph K. Dughman, Trustee, of record in Book 5966, page 958, Register's Office for Davidson County, Tennessee; the said Betty J. Morris having since died.

EMILY D. MORRIS, spouse of William A. Morris, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

177.50

This is improved property known as 312 S. 17th Street, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has 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 Edgefield Land Company's First Subdivision of record in Book 57 , page 130, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of April, 19 99.

William A. Morris
WILLIAM A. MORRIS

Emily D. Morris
EMILY D. MORRIS

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

BOOK 11460 PG. 108

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 WILLIAM A. MORRIS and EMILY D. MORRIS, the bargainorS, 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 29th day of April, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____.

_____
Notary Public

My Commission Expires: _____

05819989

RECEIVED FOR RECORD

99 MAY -4 AM 9:17

ELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 109

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

0581989

IDENTIFICATION REFERENCE

99MAY-4 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

[illegible]			45000.00
[illegible] Tx			166.50
PRFEE			1.00
[illegible]			8.00
CFEE			2.00
TOTAL			177.50
CHECK			177.50
05/04/99	01	09:20 0001	0775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455467