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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41001
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

James Thomas Laney, Jr.
Robin Drew J. Laney
2615 Acklen Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:

North American Mortgage Company
4301 Hillsboro Rd., Suit 328
Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 104-11-070

99 JUN 25 PM 3:23

0604250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 249900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Grace and spouse, Marti K. Grace,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Thomas Laney, Jr. and spouse, Robin Drew J. Laney,** 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. 57 on the Plan of Stokes and Marshall's Subdivision of record in Plat Book 332, page 105, revised in Plat Book 332, page 106, said Register's Office.

SAID Lot No. 57 fronts 50 feet on the southerly margin of Acklen Avenue, formerly known as Marshall Avenue, and extends back 165.6 feet on the easterly line and 166 feet on the westerly line to an alley measuring 50 feet thereon.

BEING the same property conveyed to Robert W. Grace and spouse, Marti K. Grace, by deed from Robert M. Chaplin, Jr. and spouse, Angela O. Chaplin, of record in Book 10590, page 112, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 105 and revised in Plat Book 332, page 106, said Register's Office.

This is improved property, known as: 2615 Acklen Avenue, Nashville, TN 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 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 23rd day of June, 1999.

Robert W. Grace

Marti K. Grace

State of Tennessee
County of Davidson

On this 23rd day of June, 1999, before me the undersigned authority, personally appeared **Robert W. Grace** and **Marti K. Grace**, 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: _____ Notary Public

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

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: $ 249900.00

Affiant

Sworn and subscribed before me on the 23rd day of June, 1999.

Notary Public

My Commission Expires: _____

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

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

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0604250

(DEED) (REFERENCE)

99 JUN 25 PM 3:23

CAMT

	249900.00
CON TX	924.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	935.63
CHECK	935.63

06/25/99 01 15:29 0001 4500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482994