THIS INSTRUMENT WAS PREPARED BY:	STATE OF Tennessee
KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127	COUNTY OF Daivdson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00 Affiant Subscribed and sworn to before me, this 17th DAY OF June, 2004. Notary Public MY COMMISSION EXPIRES: March 6, 2006 (AFFIX SEAL)
Davidson County DEEDWARR Recvd: 06/23/04 15:16 2pgs Fees:13.00 Taxes:111.00 041165 20040623-0074663	

DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Grayson	SAME	
95 Claiborne Street	(NAME)	93-16-080.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELSIE HARRIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN GRAYSON AND WIFE, LINDA GRAYSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAIVDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot no. 180 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elsie Harris by Deed of record in Book 10859, page 520, register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 95 Claiborne Street, Nashville, Tennessee 37210
(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 unencumbered, 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/our hand(s) this 17th day of June, 2004.

Elsie Harris

STATE OF Tennessee
COUNTY OF Daivdson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Elsie Harris , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 2004.

My Commission Expires: March 6, 2006

_____
Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Daivdson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, 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 foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 17th day of June, 2004.

My Commission Expires _____

_____
Notary Public

Return to:
Mooreland Title Company, L.L.C
700 Craighead Street
Suite 107
Nashville, TN 37204

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127