BOOK 4561 PAGE 615

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS JR.; ATTORNEY
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald P. McGrath (NAME)	Noel-Palmer Mortgage Company (NAME)	9D 06613
8023 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Map 128-14
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 109

FOR AND IN CONSIDERATION of the sum of ...TEN and 00/100----------
---$10.00---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BOB POTTER COMPANY, a corporation,

..... *has bargained and sold, and does hereby transfer and convey unto the said*
GERALD P. McGRATH and wife, PAMELA F. McGRATH
their *(RECEIPTS), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Section Three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 31 fronts 90.00 feet on the northerly margin of Regency Drive and extends back 176.55 feet on the easterly line and 176.39 feet on the westerly line to a dead line in the rear, measuring 90.00 feet thereon.

BEING part of the same property conveyed to Bob Potter Company by deed from Andrew Ewing, Trustee, of record in Book 4496, page 394, Register's Office for Davidson County, Tennessee.

Grantees expressly assume the payment of the minimum monthly sewer charge in the amount of $1.50 of Harpeth Valley Utility District as imposed by deed of record in Book 4270, page 137, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,950.00

Affiant

Subscribed and sworn to before me, this the 14th day of December 19 71

My commission expires: 12/12/72 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 8023 Regency Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
GRANTEES, their
(RECEIPTS) heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
GRANTEES, their
(RECEIPTS), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 14th *day of* December, 19 71 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BOB POTTER COMPANY

BY: Robert E. Potter

Robert E. Potter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* ROBERT E. POTTER, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* BOB POTTER COMPANY *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 14th *day of* December, *19* 71

Notary Public

Commission expires 12/12/72

DEC15?? CONV 23,950.00
DEC15?? S'TAX A* 62.14
DEC15?? PR'FEE A* .50
DEC15?? W'DEED A* 4.00 * 66.64

WARRANTY DEED

FROM

BOB POTTER COMPANY

TO

GERALD P. McGRATH ET UX

B 4 1 5 8 1

IDENTIF. REFERENCE

DEC 15 3 29 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

Rob \ Boy 8

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201