This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5654 PAGE 615

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Grogan and wife, Kate R. Grogan	COMMERCE UNION BANK	104-9-50
(NAME)	(NAME)	
3721 Central Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
=----------($10.00)---------- *Dollars,*

cash in hand paid by Kevin Grogan and wife, Kate R. Grogan and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John L. Wellborn and wife, Lina R. Wellborn

have this day bargained and sold, and do hereby transfer and convey unto the said Kevin Grogan and wife, Kate R. Grogan *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 174 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines. 192.5 feet to an alley.

Being the same property conveyed to John L. Wellborn and wife, Lina R. Wellborn by deed from Ethel M. Slade, unmarried, of record in Book 5311, page 368, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 22nd day of Sept. 19 80

Affiant Kevin Grogan

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ewing

unimproved ( )
This is improved XX property, known as 3721 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 22nd *day of* September, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John L. Wellborn
John L. Wellborn

Lina R. Wellborn
Lina R. Wellborn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* John L. Wellborn and wife, Lina R. Wellborn

*the within named bargainor*S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 22nd *day of* Sept., *19*80

Mary Emery *Notary Public*

Commission expires 4/8/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

238760

WARRANTY DEED

FROM
John L. Wellborn and wife,
Lina R. Wellborn

TO
Kevin Grogan and wife,
Kate R. Grogan

G 09 1.1 4

T

IDENTIF. REFERENCE

SEP 23 9 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

CHICAGO TITLE INS. CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

110000.00- CO
286.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
3941A09/23/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.9.1.1.4 *

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IDENTIF. REFERENCE

SEP 23 9 51 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 781744