6306 01/23 170.30- CHECK

BOOK 5703 PAGE 85 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attys., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Grove (NAME)	Lomas & Nettleton (NAME)	75-5
440 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D 24110

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY K. MANN, surviving tenant by their entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA J. GROVE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 45 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 90.0 feet on the easterly margin of Juneau Drive and runs back between lines measuring 147.50 feet on the northerly line and 138.75 feet on the southerly line, to a dead line in the rear measuring 90.42 feet.

BEING the same property conveyed to A. Gerald Mann and wife, Mary K. Mann by deed from Howard W. Spencer and wife, Margaret R. Spencer, of record in Book 4343, page 980, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this proeprty is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Murfree Mortgage Co. (now Lomas & Nettleton), of record in Book 4163, page 215, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved (XX) property, known as 440 Juneau Drive, Hermitage, TN 37076
(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 hand this 15th day of January, 19 81

Mary K. Mann

by: Mary K. Mann By Alan L. Saturn Attorney in Fact

Alan L. Saturn
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5703 PAGE 86

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19___.

My commission expires _____ _____
Notary Public

WARRANTY DEED

FROM
Mary K. Mann

TO
Brenda J. Grove

Please File in Box "7"
Alan L. Saturn, Atty.

G 26519

IDENTIF. REFERENCE

JAN 23 12 02 PM '81

FELIX TODD BOX, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of January, 1981, before me personally appeared Alan L. Saturn, to me known to be the person who executed the foregoing instrument in behalf of Mary K. Mann as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of said Mary K. Mann.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of January, 1981.

Notary Public

My Commission Expires: 4-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5703 PAGE 87

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
			63000.00- CO	
			163.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.30-	
			6306A01/23/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 5 1 9

T
IDENTIF. REFERENCE

JAN 23 12 02 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 803337