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

WARRANTY DEED

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9858

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank R. Grappone and wife, Brenda S. Grappone	First Tennessee Bank N. A. Memphis	160-6-1
(NAME) 5248 Franklin Pike Circle	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37220	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

07/31 2834 0-

CHECK

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

cash in hand paid by Frank R. Grappone and wife, Brenda S. Grappone and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sarah P. Tate, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Frank R. Grappone and wife, Brenda S. Grappone *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. 1 on the Plan of the subdivision of the Donald L. Maloney property of record in Book 4715, page 158, Register's Office for said County, described as follows:
Beginning on the easterly margin of Franklin Pike Circle at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southeasterly 310.35 feet; thence southerly 228.63 feet to the northerly margin of Baxter Lane; thence with the same westerly 290.62 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 41.13 feet to the easterly margin of Franklin Pike Circle; thence with the same northerly 233.09 feet to the beginning.

Being the same property conveyed to Sarah P. Tate by deed from Donald L. Maloney and wife, Harriette K. Maloney, of record in Book 5327, page 95, Register's Office for said County.

This conveyance is subject to the plan of record in Book 4715, page 158, Register's Office for said County, which shows an Owner's Certificate, a 100-foot minimum building setback line from Baxter Lane, a 150-foot minimum building setback line from Franklin Pike Circle and a 10-foot easement for public utility and drainage purposes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 106,500.00

Subscribed and sworn to before me, this the 29th day of July 19 81

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5248 Franklin Pike Circle, Nashville, Tennessee 37220
(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 1981 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 29th *day of* July, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sarah P. Tate

Sarah P. Tate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Sarah P. Tate, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* July, *19* 81

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

WARRANTY DEED

$23750

FROM
Sarah P. Tate

TO
Frank R. Grappone and wife,
Brenda S. Grappone

G 5.3.2 3 1

IDENTIF. REFERENCE

JUL 31 1 35 PM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE,

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			106500.00- CO	
			276.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	233.40-
9656A07/31/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.3.2 3 1

IDENTIF. REFERENCE

JUL 31 1 35 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 835651