State of Tennessee
County of Davidson

BOOK 6208 PAGE 938

The actual consideration or valeu, whichever is greater, for this transfer is
$ 52,914.54 x
AFFIANT

Subscribed and Sworn to Before me, this
the 30th day of December, 1983

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT WAS PREPARED BY

Commonwealth Land Title Company 11919 Preston Rd. Dallas, Texas

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel #
STEVEN RALPH FRANCE	SOUTHEAST MORTGAGE COMPANY	3D 49254
2317 Ridgeland Drive	1390 BRICKELL AVENUE	Map 73-11
Nashville, TN 37214	MIAMI, FLORIDA 33131	Parcel 39

FOR AN 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,

THOMAS H. GRIDER ETUX, PEGGY K. GRIDER

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

STEVEN RALPH FRANCE ET UX JAMIE D. FRANCE

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. 401 on the Plan of Sunset View, Section 5, as of record in Book 2854, Page 20, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas H. Grider et ux Peggy K. Grider by deed from Dewey Carl Nixon et ux Barbara A. Nixon of record in Book 5035, page 536, Register's Office for Davidson County, TN.

THIS conveyance is made subject to restrictions and easements of record in the Register's office for said County.

This is improved property known as 2317 Ridgeland Drive, Nashville, Tennessee 37214

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 OUR HANDS THIS 14th DAY OF Oct. 1983.

THOMAS H. GRIDER Thomas H. Grider

PEGGY K. GRIDER Peggy K. Grider

**Including Grantees assuming a certain unpaid indebtedness of record in Book 5035, page 538, Register's Office for Davidson County, TN, which Grantees promise to pay and agree to hold Grantors harmless from same,

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STATE OF TENNESSEE

COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS H. GRIDER and PEGGY K. GRIDER the bargainors 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 Sweetwater, Tenn. this 14th day of October, 1983

Commission expires
Jan 22, '84

Notary Public
Sue M. Anderson

H95846

IDENTIF. REFERENCE

JAN 6 8 58 AM '84

01/06-144.04- CHECK

4221

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

52914.54- CAMT.
137.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.04-
4221A01/06/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 95846

IDENTIF. REFERENCE

JAN 6 8 58 AM '84

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 4694