2927

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Philip B. George (NAME)	New Owner (NAME)	103-15A
112 Postwood Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 8DA-60172

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, G H ASSOCIATES, a joint venture composed of Ted Welch and Jere L. Glaus

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

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

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of Postwood as of record in Plat Book 5200, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to THW Corporation by deed from J. Richard Chambers, Trustee, of record in Book 5279, page 454, said Register's Office. ** see below

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 5116, page 225, amended in Book 5635, page 706, and Book 5794, page 68, and Book 5910, page 322; (3) All matters appearing on the Plan of record in Plat Book 5200, page 104; and (4) By-laws of Postwood Homeowners' Association of record in Book 5116, page 250, said Register's Office.

** Being the same property conveyed to G H Associates, a joint venture, by quitclaim deed from Ted Welch of record in Book 6062, page 759, said Register's Office, the said Ted Welch having been deeded the property from Joe Neal Butler, Jr., and wife, by deed in Book 6062, page 756, said Register's Office.

H 9 9 2 8 4

IDENTIF. REFERENCE

JAN 23 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(X) property, known as 112 Postwood Place Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of January, 19 84.

G H ASSOCIATES

BY: Ted Welch
TED

BY: Jere L. Glaus
L.

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ted Welch and Jere L. Glaus with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be joint venture partners of the G H Associates, a joint venture the within named bargainor, S , and that as such joint venture partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the by the said Ted Welch and Jere L. Glaus as such joint venture partners.

Witness my hand and official seal at Nashville, Tennessee
this 13th day of January, 1984.

Notary Public

Commission expires 1/20/85

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1984

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

3298 01/23 481.00- CHECK

WARRANTY DEED

FROM G. H. ASSOCIATES

TO PHILIP B. GEORGE

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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

182500.00- CAMT.
474.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 481.00-
8298A01/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 2 8 4

IDENTIF. REFERENCE

JAN 23 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 8666