file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Morris R. Grange
281 Clearlake Drive
Nashville, TN. 37217

MORTGAGEE:
First American National Bank
of Nashville
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:
136-6-130
2D-60742

WARRANTY DEED BOOK 6968 PAGE 124

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Manhar P. Patel and wife, Surekha M. Patel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Morris R. Grange and wife, Vivette L. Grange hereinafter called the Grantee, Grantee's 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. 427 on the plan of Priest Lake Park, Section Seven-A, of record in Book 5200, pages 107, 108 and 109, Register's Office for said County.

SAID Lot No. 427 fronts 119.51 feet on the southeasterly margin of Clearlake Drive and extends back 145.00 feet on the northeasterly line and 227.38 feet on the southwesterly line to a dead line in the rear, measuring 117.83 feet thereon.

Being the same property conveyed to Manhar P. Patel and wife, Surekha M. Patel by deed from Philhall Corporation of record in Book 5602, page 781, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5499, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 281 Clearlake Drive, Nashville, TN. 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 19 86

Surekha M. Patel

Manhar P. Patel

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF GEOL

On this 20 day of August, 19 86, before me personally appeared Manhar P. Patel and wife, Surekha M. Patel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: MY COMMISSION EXPIRES MAY 24, 1994

Notary Public
(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6968 PAGE 125

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY E. WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SEP 3 3 25 PM '88
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

38230

WARRANTY DEED

from:
Manhar P. Patel and wife, Surekha M. Patel

to:
Morris R. Grange and wife, Vivette L. Grange

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25355

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6968 PAGE 126

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

96000.00- CAMT
268.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 275.30-
7580A09A03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38230

IDENTIFICATION REFERENCE

SEP 3 3 25 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 290490