MORTAGEE: NONE file 23

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Walter Drane Grooms 8004 SAWYER BROWN ROAD NASHVILLE, TN. 37221	SAME	Map 128-14 Parcel 23 9D-05686

WARRANTY DEED BOOK 7009 PAGE 525

FOR AND IN CONSIDERATION 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, Joe Thomas Kretchik and wife, Arlinda C. Kretchik hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Walter Drane Grooms and Patricia Clark Boen, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section One, Harpeth Park, of record in Book 3600, page 92, said Register's Office.

Said Lot No. 23 fronts 90.0 feet on the southerly margin of Sawyer Brown Road and extends back 159.27 feet on the easterly line and 170.0 feet on the westerly line to a broken line in the rear, measuring 93.54 feet thereon.

Being the same property conveyed to Joe Thomas Kretchik and wife, Arlinda C. Kretchik, by deed from J. W. Hunt, Jr. and wife, Anita P. Hunt, of record in Book 5198, page 697, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 3600, page 92, said Register's Office, and Restrictive Covenants of record in Book 3844, page 701, said Register's Office.

The property herein conveyed is subject to a minimum monthly sewer charge in the amount of $1.50 by instrument of record in Book 4496, page 394, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Walter Drane Grooms and Patricia Clark Boen, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this the 14th day of October, 1986.

Joe Thomas Kretchik

Arlinda C. Kretchik

STATE OF TENNESSEE
5 2 8 0 7
IDENTIFICATION
Oct 15 9 32 AM '86
FILED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Thomas Kretchik and wife, Arlinda C. Kretchik, the within named bargainors, with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of October, 1986.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,500.00.

Walter Bruce Tessone
Affiant

Subscribed and sworn to before me this the 14th day of October, 1986.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE

My commission expires: 5/13/89

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 527

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

75500.00- CAIT.
21[illegible].40 CSTAX
.50 [illegible]
6.00 MOR[illegible]
CHECK 217.90-
4:58A 10/15/86 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52807

IDENTIFICATION REFERENCE

Oct 15 9 32 AM '86

No. 00381