STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Janice M. Granbery
Affiant

Subscribed and sworn to before me, this 31st day of December, 1986.

Cynthia M. Bickel
Notary Public

My Commission expires: July 17, 1988

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

None

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James T. Granbery, Jr. and James W. Granberry 4000 Dorcas Drive Nashville, Tennessee 37215	3922 Dorcas Drive Nashville, TN 37215	116-16-045 7DA-33180

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JONATHAN C. NESBITT, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES T. GRANBERY, JR. AND JAMES W. GRANBERY, as tenants-in-common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, State of Tennessee, being Lot No. 35 on the Plan of Evergreen Heights, Section 2, as of record in Book 2083, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan C. Nesbitt by deed from William W. Peerman and wife, Marilin O. Peerman, of record in Book 5754, page 400, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for the following:

1. The survey of the premises made by John Kohl, Surveyor, dated October 18, 1978, shows the driveway encroaches into the public utility easement along the easterly line.

2. The Plan of record in Book 2083, page 22, said Register's Office, shows an Owner's Certificate, a minimum building

setback line from Copeland Drive and a 40 foot minimum building setback line from Dorcas Drive and a 10 foot easement for public utility and drainage purposes along the rear and easterly line of said lot.

This is improved property, known as 4000 Dorcas Drive, Nashville, Tennessee 37215.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 31st day of Dec., 1986.

Jonathan C. Nesbitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan C. Nesbitt, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1986.

Notary Public

My Commission Expires: 7-18-87

7852

IDENTIFICATION REFERENCE

Dec 31 4 16 PM '86

FELIX A. WILKINSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7090 PAGE 804

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

[illegible] CANT.
200.00 CRTIX
.50 PRFE
6.00 MORTG
CHECK 314.50-
36[illegible]/31/86 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78752

IDENTIFI REFERENCE

Dec 31 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No29279