File Box #4

#87-2-23

BOOK 7154 PAGE 512

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

William T. Cragwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Cragwell (NAME)	"OWNERS" (NAME)	Map 86-14A
407 Wisteria Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 6
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #4D-91416

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, WE, Thomas W. Grumke and wife, Jane Barry-Grumke

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

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:

Land in Davidson County, Tennessee, being zoned Lot 2-A on The Plan of the zone lot division of Lot Nos. 1-6 of Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for Davidson County, to which Plan reference is made for a complete legal description.

BEING part of the same property conveyed to Thomas W. Grumke and wife, Jane Barry-Grumke, by Deed from Nina Peek Sullivan, of record in Book 5962,, Page 229, and by Deed from William H. Seaborn, and wife, Barbara S. Seaborn, of record in Book 5962, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants and easements of record in Book 6900, Page 29, and Book 7066, Page 258, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. prorated and assumed by the Grantee(s) herein.

9 9 5 5 1

IDENTIFICATION REFERENCE

MAR 3 12 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 407 Wisteria Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 25th day of February, 1987

Thomas W. Grumke

Jane Barry-Grumke

03/03 164.70-

6971

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Thomas W. Grumke and wife, Jane Barry-Grumke

the bargainors, with whom I am personally acquainted, (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 at Nashville, Tennessee, this 25th day of February, 19 87.

Peter Weiss
Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, Peter Weiss a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Thomas W. Grumke and wife, Jane Barry-Grumke

TO
William T. Cragwell

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

5600.00- CANT.
150.20 COTAX
.50 PRFEE
6.00 WRRD
CHECK 154.70-
0971A03/CC/87 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.5 5.1-

IDENTIFICATION REFERENCE

MAR 3 12 57 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 52204