THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00253834

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca A. Griggs (NAME)	SAME (NAME)	MAP 83-6
228 CHAPEL AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 100
NASHVILLE, TN. 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by Rebecca A. Griggs and husband, Robert J. Griggs and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7172 PAGE 734

Steve Lechiara and wife, Nancy Joyce Lechiara

have this day bargained and sold, and do hereby transfer and convey unto the said Rebecca A. Griggs and husband,

Robert J. Griggs

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 61 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for said County, described as follows:

Beginning at a stake at the northeasterly intersection of Chapel Avenue and Benjamin Avenue, being the northwesterly corner of Lot No. 61 on the above mentioned plan; running thence with the southerly margin of Benjamin Avenue, south 89 degrees 30 minutes east 100 feet to an iron pin;

Thence leaving said Avenue south 23 degrees 30 minutes east 66.7 feet to an iron pin in the line of Lots No. 60 and 61 running thence with the line of Lots Nos. 60 and 61, south 66 degrees 30 minutes west 90.6 feet to an iron pin in the easterly margin of Chapel Avenue, said iron pin being the common corner of Lots Nos. 60 and 61;

Running thence with the easterly margin of Chapel Avenue, north 23 degrees 30 minutes west 107.7 feet to the point of beginning.

Being the same property conveyed to Steve Lechiara by deed from

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me this the 6th *day of* March *19* 87

Affiant

My commission expires: 5-13-90 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property, known as 228 CHAPEL AVENUE, NASHVILLE, TN. 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 6th *day of* March *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Steve Lechiara

Nancy Joyce Lechiara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7172 PAGE 735

Personally appeared before me the undersigned ~~Steve Lechiara and wife, Nancy Joyce Lechiara~~ *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at NASHVILLE *Tennessee, this* 6th *day of* March, *19* 87

Commission expires 5-13-90 _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

EXHIBIT "A"

Kenneth Parrish, of record in Book 6806, page 737, Register's Office of Davidson County, Tennessee.

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN
MAR 18 2 28 PM '87

IDENTIFICATION REFERENCE

05252

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7172 PAGE 736

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
			230.00- CAPIT.	
			64.40 STATE	
			.50 RPTFEE	
			6.00 MOR R	
			CHECK	70.90-
			3420A03/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05292

IDENTIFICATION REFERENCE

MAR 18 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58518