FILE BOX "7" FILE NO. 20148 BOOK 7191 PAGE 360

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,906.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 19 87

Notary Public

MY COMMISSION EXPIRES 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BW & J ENTERPRISES	MORTGAGE CORPORATION OF THE SOUTH	60-3
(NAME) P. O. Box 2244	(NAME) P. O. Box 10726	54
(STREET ADDRESS OR ROUTE NUMBER) Whites Creek, TN. 37189	(STREET ADDRESS) Birmingham, Alabama 35202	12DZ 44345
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, KEITH F. McGRAPTH et ux CHARLENE McGRAPTH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BW & J ENTERPRISES,

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:

BEING Lot No. 35 on the Planof Oak Park Subdivision, Section One, of record in Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Keith F. McGrapth and wife, Charlene McGrapth by deed from Dorothy Sue Gregory, unmarried, of record in Book 6558, page 30, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to THIRD NATIONAL MORTGAGE COMPANY, of record in Book 6558, page 33, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN NOW BEING WITH MORTGAGE CORPORATION OF THE SOUTH.

This is unimproved / This is improved X property known as 3120 Larkspur Drive, Nashville, Tennessee 37207
(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. 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 hand s this 30th day of March, 1987

X Keith F. McGrapth
KEITH F. McGRAPTH

X Charlene McGrapth
CHARLENE McGRAPTH

BOOK 7191 PAGE 361

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named KEITH F. McGRAPTH et ux CHARLENE McGRAPTH,

the bargainor__s__, 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 30th day of March, 19 87.

Commission Expires 1-10-89

James S. Davis
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ 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

TO

11030

IDENTIFICATION REFERENCE

APR 3 10 57 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7191 PAGE 362

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

62900[illegible] 5- CAPT.
170.[illegible] RETAX
.50 [illegible]
6.30 [illegible]
CHECK 180.80
0068284/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

110030

IDENTIFICATION REFERENCE

APR 3 10 57 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64995