FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,514.53

Donald P. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 87

Patricia Ruhl
Notary Public

MY COMMISSION EXPIRES: 4/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P. Roberts	First Interstate Mortgage Co.	MAP 133-8
(NAME)	(NAME)	
310 Wilson Pike	245 S. Los Robles Avenue	PARCEL 127
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Pasadena, CA 91109	06DA83688
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Harry E. Margrave and wife, Katherine H. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald P. Roberts and wife, Hillary W. Roberts

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. 31 of the Resubdivision of Lots Nos. 31 and 32 of Phase II, Valley View Terrace, of record in Plat Book 6200, page 71, amending Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Harry E. Margrave and wife, Katherine H. Margrave, by deed from July Realty Company, of record in Book 6145, page 188, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5603, Page 341 and Book 5323, page 310, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Harry E. Margrave and wife, Katherine H. Margrave, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated April 29, 1986, and filed for record in Book 6845, Page 518, Register's Office for said County, with an unpaid principal amount of approximately $57,614.53, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

31230

IDENTIFICATION REFERENCE

JUN 1 9 10 AM '87
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 808-810 Seven Mile Circle, Nashville, TN 37211
(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 heir 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 29th day of May, 19 87

Katherine H. Margrave

Harry E. Margrave

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7252 PAGE 926

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Harry E. Margrave and wife, Katherine H. Margrave

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville Tennessee this 29th day of May 19 87

Commission expires 4/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM

Harry E. Margrave
Katherine H. Margrave

TO

Donald P. Roberts
Hillary W. Roberst

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7252 PAGE 927

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			715 14.53 CAMT.	
			200.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 206.70-	
			.00	

330UA06/01/87 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 2 3 6

IDENTIFICATION REFERENCE

JUN 1 9 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87725