File Box 38 #5976

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7290 PAGE 388

NO MORTGAGEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID GRAGG	New Owners	Map 51-11-A
(NAME)	(NAME)	
5025 Hillsboro Road, Unit 21-A		Parcel 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		FB# 11D-93892
(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, ROBERT H. EDWARDS and JOHN R. FURMAN, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID GRAGG and wife, JANET R. GRAGG

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 304 on the Plan of Wellington Square, as of record in Plat Book 6250, page 675, amended in Book 7013, page 106, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert H. Edwards and John R. Furman by quitclaim deed from George E. Mudter, Jr., Trustee of record in Book 6681, Page 675, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; (2)Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6680, page 770; (3) Charter of record in Book 6712, page 30, amended in Book 6987, page 986; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 675, amended in Book 7013, page 106, said Register's Office.

Subject property is not the permanent residence of either of the Grantors herein.

4361 U

IDENTIFICATION REFERENCE

JUL 8 8 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as Lot 304 Wellington Square, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of June, 19 87

Robert H. Edwards
ROBERT H. EDWARDS

John R. Furman
JOHN R. FURMAN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT H. EDWARDS and JOHN R. FURMAN 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 ~~Brentwood, Tennessee~~, this 30th day of June 19 87.

My commission expires 7-18-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1987.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

_____ Notary Public

WARRANTY DEED

FROM ROBERT H. EDWARDS and JOHN R. FURMAN

TO DAVID GRAGG and wife, JANET R. GRAGG

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			25000.00- CAMI.	
			70.00 CSTAX	
			.50 PREE	
			6.00 WDEED	
			CHECK 7[illegible].00-	
			7402A07/08/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43610

IDENTIFICATION REFERENCE

JUL 8 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101623