FILE #6175 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

BOOK 7325 PAGE 177

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BETSY CROSS	BANC PLUS	MAP 118-1
(NAME)	(NAME)	
1100 Gilmore Avenue	P.O. Box 47530	PARCEL 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	San Antonio, TX 78265-7530	FB #22W1730
(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, WILLIAM H. OLIVER, JR., married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETSY CROSS and DAVID O'BRIEN, both unmarried

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. 52 and the easterly half or 25 feet of Lot No. 53 on the Plan of Montrose Place, as of record in Plat Book 57, page 93, Register's Office for said County, ~~box which plan reference is made for a more complete description~~ described as follows:

Said Lot No. 52 and the east half of Lot No. 53 fronts together 75 feet on the northerly margin of Gilmore Avenue and extends back between parallel lines 160 feet to a dead line in the rear.

Being the same property conveyed to William H. Oliver, Jr. by deed from Saundra A. Lewis and Claire L. Lerman, a single person, and John W. Lewis, Jr., husband of Saundra A. Lewis, of record in Book 6040, page 870, said Register's Office.

Deborah W. Oliver, spouse of William H. Oliver, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William H. Oliver, Jr.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 13, 1983, in the original principal sum of $43,800.00, payable to Dominion Bancshares Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6040, page 873 said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s).

AUG 14 8 00 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 55743

unimproved ( )
This is improved (XX) property, known as 1100 Gilmore Avenue, Nashville, Tennessee 37204

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 12th day of August, 1987.

WILLIAM H. OLIVER, JR.

DEBORAH W. OLIVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Oliver, Jr.

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

Witness my hand and official seal at Office, this 12th day of August, 1987.

My commission expires 1/10/89 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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah W. Oliver, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of August, 1987.

My Commission Expires:

My Commission Expires JAN. 10, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,981.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM WILLIAM H. OLIVER, JR.

TO BETSY CROSS and DAVID O'BRIEN, both unmarried

PLEASE RETURN TO: FILE BOX 38

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

46981.30- CAPITAL
131.60 STATE
.50 RECD
6.00 [illegible]
[illegible] 138.10-
14758A00714787 BY .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55743

IDENTIFICATION REFERENCE

AUG 14 8 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05394