BOOK 7457 PAGE 555 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,353.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES 7/12/88

(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
Glenn Segroves (NAME)	Lincoln Service Corp. (NAME)	MAP 108-8
408 Red Cedar Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 989 (STREET ADDRESS)	PARCEL 30
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP)	3D86002

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, James E. Cary and wife, Patricia Cary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn Segroves and wife, Irma Segroves

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. 188 on the Plan of Larchwood Subdivision, Section 2, of record in Book 5200, page 57-59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Cary by deed from Ralph C. Reed and wife, Dina J. Reed, of record in Book 6983, page 387, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443; Book 5681, page 532; Book 5688, page 696 and Book 6011, page 130, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ralph C. Reed and wife, Dina J. Reed, to Edward Seddonl, Trustee, for Mortgage Trust Company, dated April 27, 1983, and filed for record in Book 6046, Page 71, Register's Office for said County, with an unpaid principal amount of approximately $63,753.86, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

00727

IDENTIFI REFERENCE

JAN 27 2 51 PM '88

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 408 Red Cedar Court, Nashville, TN 37214
(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 covey 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 my hand this 25th day of January, 19 88

Patricia Cary

Patricia Cary

James E. Cary

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Cary and wife, Patricia Cary

the bargainor ~~_____~~, with whom I am personally acquainted/and who acknowledged that ~~he~~ (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 1988.

Commission expires 7/27/88

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 ~~his oath~~ ~~himself~~ (or proved to me on the basis of satisfactory evidence) 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, executed 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

WARRANTY DEED

FROM

James E. Cary
Patricia Cary

TO

Glenn Segroves
Irma Segroves

RETURN TO:

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

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

$22.00 MORTGAGE TAX 209.22

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	72353.96
[illegible]	202.72
PRFEE	0.50
MDEED	6.00
TOTAL	209.22
CHECK	209.22

01/27/88 01 14:53 0001 1944

0.07.27.

IDENTIFICATION REFERENCE

JAN 27 2 51 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 56841