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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~105,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Jimmy K. & Angela DeAnn Graves (NAME)	Third National Mortgage (NAME)	Map 75-3
544 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Par. 43
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	04D-24286

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. John H. Geelan and wife, Rebecca C. Geelan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy K. Graves and wife, Angela DeAnn Graves

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. 135 on the Plan of Tulip Grove, Section 3, of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John H. Geelan and wife, Rebecca C. Geelan by deed from Joseph F. Rodgers and wife, Audrey A. Rodgers, of record in Book 7119, page 450, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by Third National Mortgage of record in Book 4119, page 453, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4181, page 95, and such easements and setback lines of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

3153 03/01 030ECH 303.02

DAVIDSON COUNTY, TN
FEB 1 3 57 PM '88

IDENTIFICATION REFERENCE 01792

unimproved ( )
This is improved (X) property, known as 544 Albany Drive (House Number) (Street) Hermitage, TN 37076 (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 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 Whereever 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 29th day of January, 19

John H. Geelan

Rebecca C. Geelan

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, John H. Geelan and wife, Rebecca C. Geelan
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 29th day of January 19 88.

My Commission Expires 5/13/89

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
John H. Geelan and wife,

Rebecca C. Geelan

TO
Jimmy K. Graves and wife,

Angela DeAnn Graves

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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

CAMT
105900.00
CDN TX 296.52
PRFEE 0.50
WDEED 6.00
TOTAL ~~303.02~~
CHECK ~~303.02~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/88 01 15:57 0001 3153

01792

IDENTIFICATION REFERENCE

FEB 1 3 57 PM '88

DAVIDSON COUNTY, TN

No. 58023