BOOK 7585 PAGE 257

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

V. M. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1988.

S. Edwards - Notary Pub. Reg.
Notary Public

~~MY COMMISSION EXPIRES:~~ _____

(~~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
James A. Charron, Jr. (NAME)	Same (NAME)	Map 172-4
Box 100298 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 7, 13 &
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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. Ronald G. Gregory and Vernon M. Williams, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Charron, Jr.

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 Reserve Parcels 7, 13 and 109 on the Plat of Section One, Monte Carlo Estates, of record in Plat Book 4675, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property, (and the remainder of all the property conveyed to Vernon M. Williams & Son Construction Company, Inc. by deed from GC&W Enterprises of record in Book 5571, page 372) property, conveyed to Ronald G. Gregory and Vernon M. Williams, tenants in common, by Quitclaim Deed from Vernon M. Williams Construction Company, Inc. of record in Book 6309, page 864, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

44492

IDENTIFICATION REFERENCE

JUN 28 1 28 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0646 06/28 0101 03CHECK 34.50

unimproved (XX)
This is improved ( ) property, known as Reserve Parcels, Monte Carlo, Section One
(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 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 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 13th day of June, 19 88

Ronald G. Gregory

Vernon M. Williams

Vernon M. Williams

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Ronald G. Gregory and Vernon M. Williams
(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 they executed the within instrument for the purposes therein contained. Witness my hand, at office, this 13 day of June 19 88.

My Commission Expires Oct. 9, 1991 Peggy Hyman
Notary Public

PEGGY HYMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

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

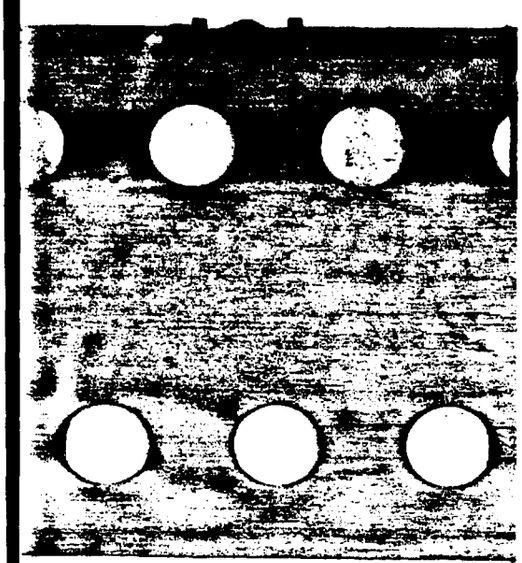
FROM
Ronald G. Gregory and
Vernon M. Williams

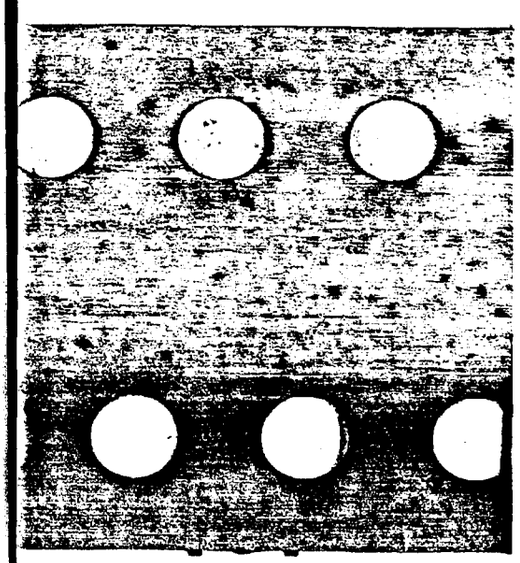
TO
James A. Charron, Jr.

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 _____

BOOK 7585 PAGE 259

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 10000.00
				CON TX 28.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 34.50
				CHECK 34.50
06/28/88	01			13:28 0001 0646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44492

IDENTIFICATION REFERENCE

JUN 28 1 28 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107412