File Box 8/tl

THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CATHY WILKINS IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Billy E. Gross, Sr.
404 Tuckahoe Drive
Madison, TN 37115

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
42-14-66

WARRANTY DEED

BOOK 7698 PAGE 858

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin J. Mulligan and wife, Muriel Mulligan,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Billy E. Gross, Sr. and wife, Helen E. Gross

hereinafter called the Grantee, Grantee's 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. 35 on the plan of Blair Estates, Section I, of record in Book 2663, Page 24* Register's Office for said County. *as amended in Book 5872, page 93

SAID Lot No. 35, which is a corner lot, fronts 80.46 feet on the easterly margin of Holiday Drive and fronts 219.45 feet on the northeasterly margin of Tuckahoe Drive, said frontages being joined by a curve having a length of 48.83 feet, and extends back 253.12 feet on the northerly line and 235.45 feet on the broken easterly line to a point of intersection.

BEING the same property conveyed to Kevin J. Mulligan by deed from James G. Hinshaw and wife, Donna F. Hinshaw, of record in Book 6972, Page 73, Register's Office for Davidson County, Tennessee.

3530 11/08 0101 03CHECK 282.71

83644

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This is (xx)improved property, known as 404 Tuckahoe Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ____ day of _____, 19 88.

Kevin J. Mulligan

Muriel Mulligan

STATE OF CALIFORNIA
COUNTY OF Alameda ss.

On this 12th day of July in the year Nineteen Hundred and Eighty-Eight, before me, Jane Cruz, a Notary Public, State of California, duly commissioned and sworn, personally appeared Kevin J. Mulligan personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California County of Alameda on the date set forth above in this certificate.

OFFICIAL SEAL
JANE CRUZ
Notary Public-California
ALAMEDA COUNTY
My Comm. Exp. Oct. 5, 1990

Jane Cruz
Notary Public, State of California
My commission expires October 5, 1990

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7698 PAGE 859

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,750.00.

Billy E Gross Sr.
Affiant

Subscribed and sworn to before me, this the 28th day of October, 1988.

My Commission Expires: 9-26-92

_____
Notary Public

State of Minnesota,
County of Marshall } ss.

On this 14th day of July, 19 88, before me, a Notary Public within and for said County, personally appeared Muriel Mulligan

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

THIS INSTRUMENT WAS DRAFTED BY

Scottie Peterson

SCOTTIE E. PETERSON
NOTARY PUBLIC—MINNESOTA
MARSHALL COUNTY
My commission expires 12-21-93

Notary Public Marshall County, Minn.

My commission expires 12-21, 19 88.

(Address)

WARRANTY DEED

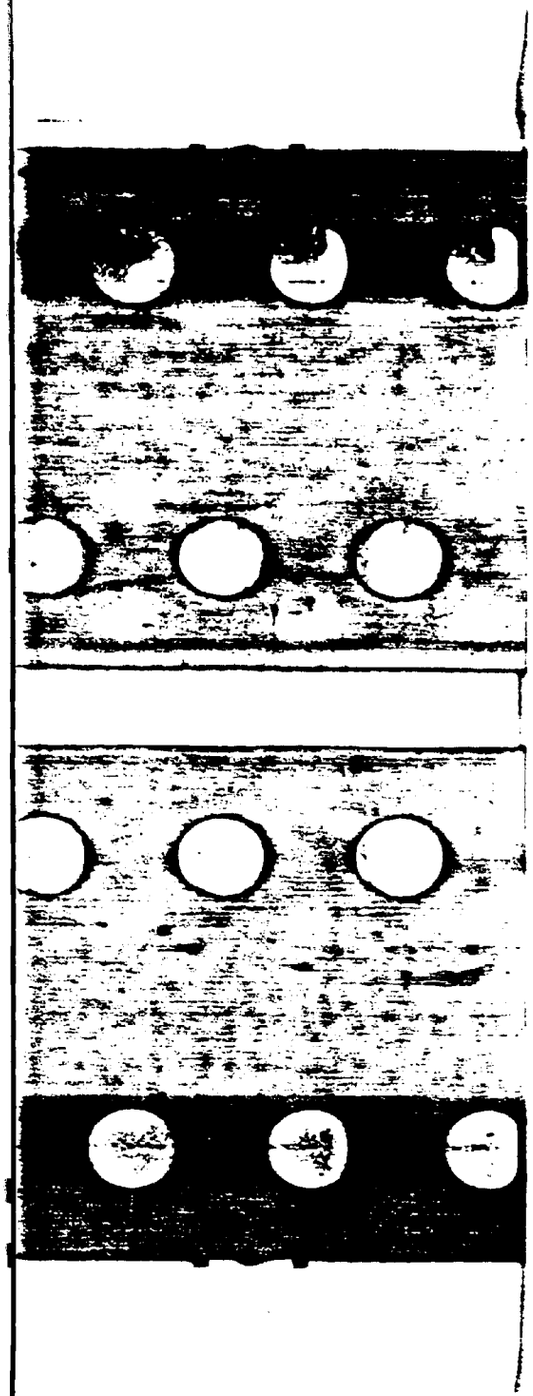
from:

KEVIN J. MULLIGAN AND WIFE,
MURIEL MULLIGAN

to:

Billy E. Gross, Sr. and wife,
Helen E. Gross

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7698 PAGE 860

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 83750.00
CON TX 276.21
PRFEE 0.50
WDEED 6.00
TOTAL 282.71
CHECK 282.71

11/08/88 01 11:34 0001 5530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83644

IDENTIFICATION REFERENCE

Nov 8 11 32 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.152119