This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

ADDRESS NEW OWNER:
JOHN A. LOVELL and wife,
S. THERESA LOVELL
2805 Dunmore Drive
Nashville, TN 37214

SEND TAX BILLS:
Tennessee Housing Development Agency
c/o Sovran Mortgage Corp.
P. O. Box 121999
Nashville, TN 37212

MORTGAGEE:
SAME

MAP-PARCEL:
Map: 96-9
Parcel: 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Steve M. Grubbs and Julie O. Grubbs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Lovell and wife, S. Theresa Lovell, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 53 on the Plan of Twin Lawn as of record in Book 2331, Page 9, 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 Steve M. Grubbs and wife, Julie O. Grubbs, by Warranty Deed from Jean R. Curtis, a widow, dated October 20, 1977, of record in Book 5212, Page 470, Register's Office for Davidson County, Tennessee.

This is improved property known as 2805 Dunmore Drive, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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, the Grantors, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of August, 1989.

Steve M. Grubbs
STEVE M. GRUBBS

Julie O. Grubbs
JULIE O. GRUBBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve M. Grubbs and Julie O. Grubbs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 11th day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $57,300.00.

AFFIANT

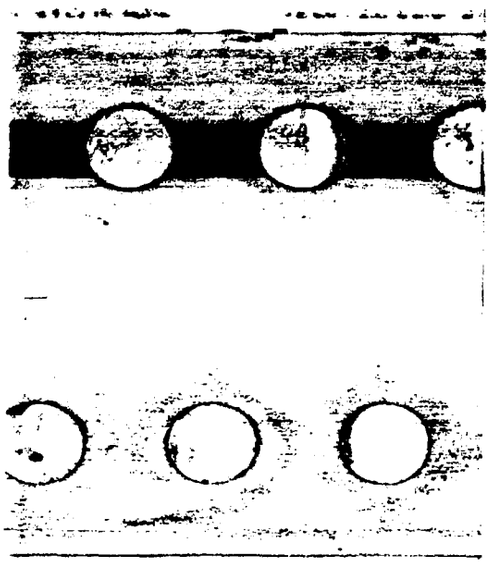
Subscribed and sworn to before me this 11th day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 5-13-90

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
AUG 14 | 51 PM '89
IDENTIF. REFERENCE
5624
5516 08/14 0101 03CHECK 196.09



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 317

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 57300.00
CON TX 189.09
PRFEE 1.00
MDEED 6.00
TOTAL 196.09
CHECK 196.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/89 01 13:53 0001 5516

57624

IDENTIF. TREFERENCE

AUG 14 1 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238795