BOOK 8041 PAGE 724

WARRANTY DEED

1118 02/07 0101 03CHECK 191.80

PREPARED BY:

J. K. WOODARD Mael
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $56,000.00.

Kenneth A. Gross
Affiant

SWORN to and subscribed before me on this the 31st day of January, 1990.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb. 29, 1992

MORTGAGEE:

Mr. and Mrs. E. J. Davis

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Kenneth S. Gross	Same as Owner	063-04-0 004.00
104 Clifton Court		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **E. J. DAVIS and wife, MARGIE L. DAVIS**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **KENNETH S. GROSS, unmarried**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee and being Lot No. 3 and the northerly 4 feet of Lot No. 4 on the Plat of Clifton Place, DuPontonia, Tennessee, as of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to E. J. DAVIS and wife, MARGIE L. DAVIS by Deed from AGNES P. MURPHY, widow of record in Book 7006, Page 667, Register's Office for Davidson County, TN.

This is improved property known as 104 Clifton Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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 our hands this 31st day of January, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. J. Davis
E. J. DAVIS

Margie L. Davis
MARGIE L. DAVIS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, E. J. DAVIS and wife, MARGIE L. DAVIS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 31st day of January, 1990.

J. K. Woodall
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

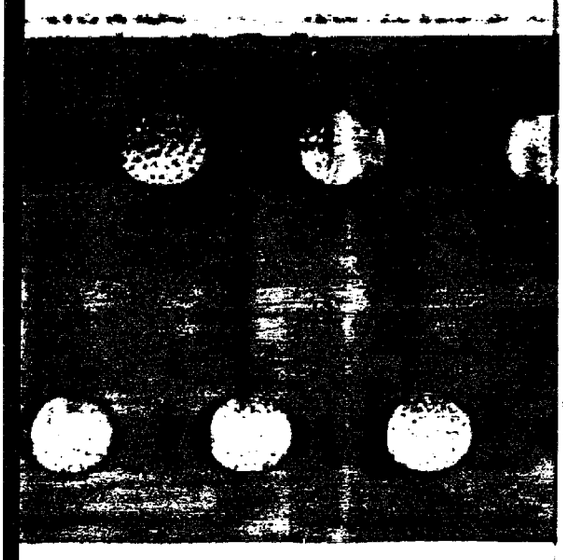
My Commission Expires: Feb. 29, 1992

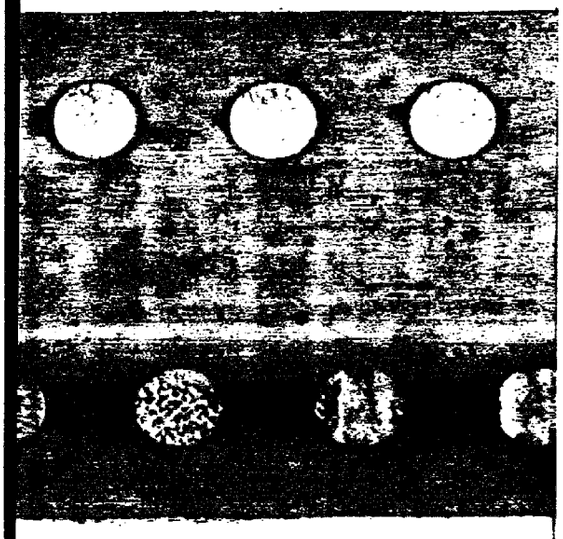
02359

IDENTIF. TREFERENCE

FEB 7 1 56 PM '90

DAVIDSON COUNTY TN.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 56000.00
				CON TX 184.80
				PRFEE 1.00
				MDEED 6.00
				TOTAL 191.80
				CHECK 191.80
02/07/90	01			13:56 0001 1118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02359 IDENTIF. REFERENCE FEB 7 1 56 PM '90 FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 291137