file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Richard Fulton
124 Brighton Close
Nashville, TN 37205

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS:
104-13-F-124

BOOK 8401 PAGE 656

WARRANTY DEED

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, G & W PARTNERS, a Tennessee general partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale, Jr. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard H. Fulton and spouse, Sandra Fulton 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 Unit No. 124 on the plan of Unit 124 and 134 Brighton Close, Phase II of record in Book 7900, page 136 and amended in Book 7900, page 275, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to G & W Partners, a Tennessee General Partnership composed of George Gianikas and Steve R. Wherry by deed from Marshall I. Karr, Trustee with full power to sell, transfer, convey, mortgage or otherwise encumber without joinder of any beneficiary of record in Book 7143, page 527, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7522, Page 108, Book 7803, page 458, Book 7807, page 500, Book 7871, page 343, and Book 8370, page 884, said Register's Office, and to the matters set forth in the referenced Plan of record.

3223 TESTIFIED-FILED Jul 19 3 13 PM '91

3284 07/19 0101 03CHECK 855.41

This is (xx)improved property, known as 124 Brighton Close, Nashville, TN 37205.

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 17th day of July, 19 91

G & W PARTNERS
by: Steve R. Wherry
Steve R. Wherry, partner

G & W PARTNERS
by: George Gianikas
George Gianikas, Partner

G & W PARTNERS
by: Albert J. Dale Jr
Albert J. Dale, Jr., partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8401 PAGE 657

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ ~~180,800.00~~ 229,300.00

_____
Affiant

Subscribed and sworn to before me, this the 17th day of July, 19 91

My Commission Expires: Oct 9, 1991

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George Gianikas, Steve R. Wherry and Albert J. Dale, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of G & W Partners, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the parthnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 19 91.

_____
NOTARY PUBLIC

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:

G & W PARTNERS

to:

RICHARD FULTON, ET UX

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 30976



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8401 PAGE 658

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	
				229300.00
			CON TX	848.41
			PRFEE	1.00
			WDEED	6.00
			TOTAL	855.41
			CHECK	855.41

07/19/91 01 15:15 0001 3284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32223

IDENTIFT REFERENCE

Jul 19 3 13 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 442273