This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2332 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 8404 PAGE 854

ADDRESS NEW OWNER:
Raphael B. West, Jr.
4013 Port Cleburne Lane
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
SouthTrust Bank of Middle Tennessee
1801 West End Avenue
Nashville, Tennessee 37203

MAP AND PARCEL:
MAP 97-4
GROUP
PARCEL 13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harry E. Margrave and wife, Katherine H. Margrave, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Raphael B. West, Jr., married, hereinafter called the Grantee, his 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. 42 on the Plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, Register's Office for said County.
>
> Said Lot No. 42 fronts 126 feet on the southerly side of Port Cleburne Lane and extends back 170.74 feet on the easterly line and 170.68 feet on the westerly line to a dead line measuring 126 feet thereon.
>
> Being the same property conveyed to Harry E. Margrave and wife, Katherine H. Margrave by deed from William E. Ratcliffe and wife, Patricia Ratcliffe dated May 6, 1983, as of record in Book 6053, page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as 4013 Port Cleburne Lane, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Trust Deed Book 4429, page 577, and Trust Deed Book 4516, page 751, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 4175, pages 134 and 135, said Register's Office, including a 50 foot minimum building setback line from Port Cleburne Lane; a 2.5 foot by 25 foot utility anchor easement located at the northwest corner of said lot, a 75 foot Tennessee Valley Authority easement along the rear, and a 10 foot easement for public utilities and drainage along the rear line(s) of said lot.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raphael B. West, Jr., his heirs and assigns, forever; and we, Harry E. Margrave and wife, Katherine H. Margrave, do covenant with the said Grantee 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 Grantee, his 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 23rd day of July, 1991.

Harry E. Margrave
Harry E. Margrave

Katherine H. Margrave
Katherine H. Margrave

33506

IDENTIFICATION

JUL 25 9 22 AM '91

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harry E. Margrave and wife, Katherine H. Margrave, 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 Mt. Juliet, Tennessee, this the 23rd day of July, 1991.

Patricia M. Smith
NOTARY PUBLIC

PATRICIA N. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

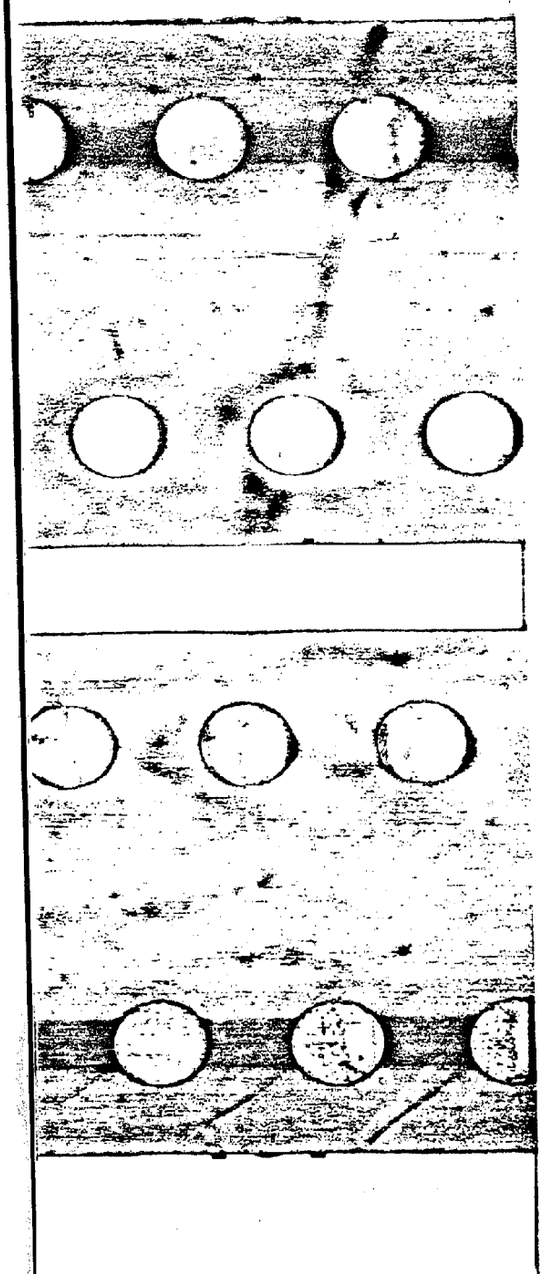
Raphael B. West, Jr.
AFFIANT

Subscribed and sworn to before me
this 23rd day of July, 1991.

Patricia M. Smith
NOTARY PUBLIC
My Commission Expires: March 13, 1993

PATRICIA N. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4791 07/25 0101 03CHECK 417.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8404 PAGE 857

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 9.00
TOTAL 417.00
CHECK 417.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 24 0001 4791

33506

IDENTIFICATION REFERENCE

JUL 25 9 22 AM '91

No. 443762