This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8419 PAGE 989

ADDRESS NEW OWNER:
Mitchell J. Mavromat, Jr. and Anna L. Mavromat
407 North Cameron Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 No. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 64-11-A
PARCEL 24
04D92030

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, Robert M. Gregory and wife, Tina P. Gregory, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell J. Mavromat, Jr. and wife, Anna L. Mavromat, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING lot 24, Caleb Chase, a Planned Unit Development, as recorded in Book 6250, Pages 821 & 822 and Amended in Book 6918, Page 882 of the Davidson County Registrar's Office.

Being the same property conveyed to Robert M. Gregory and wife, Tina P. Gregory, by deed from First Tennessee Bank National Association of record in Book 7681, Page 763, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Restrictions of record in Book 4465, Page 109; Declaration of Covenants, Conditions & Restrictions in Book 6777, Page 453, corrected Declaration of Covenants, Conditions & Restrictions in Book 6783, Page 805, Amendment and Restated Declaration of Covenants, Conditions and Restrictions in Book 7189, Page 553; By Laws in Book 7189, Page 581; Charter in Book 6927, Page 370, Amendment to the Charter in Book 8109, Page 791, said Register's Office.

This conveyance is subject to public utility and drainage easement and minimum building setback line of record in Book 6250, Page 821 & 822 and Amended in Book 6918, Page 882, said Register's Office.

This is improved property known as 407 North Cameron Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell J. Mavromat, Jr. and wife, Anna L. Mavromat, their heirs and assigns, forever; and we, Robert M. Gregory and wife, Tina P. Gregory 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 6th day of August, 1991.

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

Robert M. Gregory

Tina P. Gregory

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert M. Gregory and wife, Tina P. Gregory 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 6th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

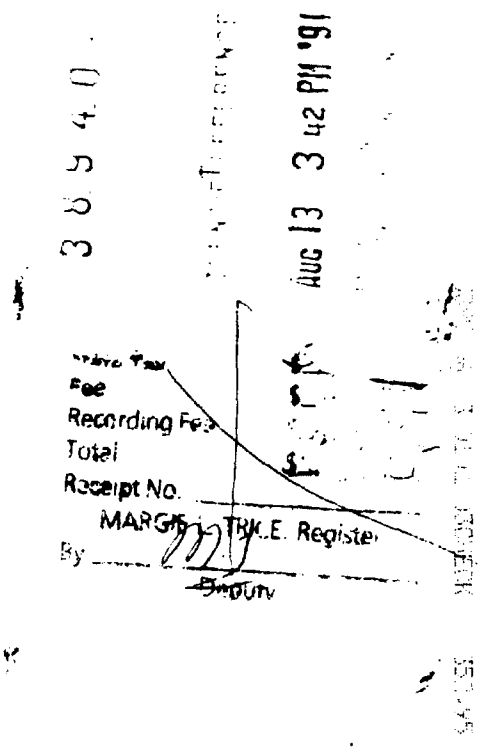
STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 93,500.00.

AFFIANT

Subscribed and sworn to before me this 6th day of August, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93



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 93500.00
CON TX 345.95
PRFEE 1.00
MISC 6.00
TOTAL 352.95
CHECK 352.95

[illegible] 01 15:44 0001 3395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30940

REGISTER'S OFFICE

AUG 13 3 42 PM '91

No. 449945