FORM No. WD-1

BOOK 8779 PAGE 167

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Lenwood M Groah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 92

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

My Commission Expires Nov. 21, 1992

Mail

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel Lenwood Groah	First Republic Mortgage	MAP 9
(NAME)	(NAME)	
7803 Ridgewood Road	6012 Wilmington Pike	PARCEL 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Dayton, Ohio 45459	14D30220
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Edward Minton, Sr. and wife, Dorothy M. Minton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Lenwood Groah, unmarried

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.

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, surveyor, May 25, 1959, as follows:

BEGINNING in the center of Cotton Patch Road south 44 degrees 35' east 178.5 feet, south 37 degrees east 197 feet, south 14 degrees east 394.8 feet, and south 22 degrees east 210 feet from the southeasterly corner of the property conveyed to William T. Williams, Jr. and wife, by deed from L. F. Durocher, Jr. and wife, of record in Book 2535, page 621, Register's Office, Davidson County; thence with the center of said Road south 28 degrees 45' east 245.5 feet to the northerly margin of a 50-foot unnamed road; thence with said road south 59 degrees west 340 feet; thence south 73 degrees 38' west 110 feet; thence north 29 degrees west 279.1 feet; thence north 66 deg. 30' east 450 feet to the beginning, containing 2.85 acres, more or less.

Being the same property conveyed to Charles Edward Minton, Sr. and wife, Dorothy M. Minton by deed from Roy D. Miggett of record in Book 4651, page 78, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3127, page 378, said Register's Office.

Subject to easements of record in Book 2043, page 28 and Book 2281, page 336, said Register's Office.

unimproved ( ) property, known as 7803 Ridgewood Road, Goodlettsville, TN 37072
This is improved (XX) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand S this 30th day of October, 19 92

Charles Edward Minton Sr
Charles Edward Minton, Sr.

Dorothy M. Minton
Dorothy M. Minton

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Minton, Sr. and wife, Dorothy M. Minton

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Nashville, Tennessee, this 30th day of October 19 92

Commission expires _____

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Charles Edward Minton, Sr. and wife,
Dorothy M. Minton

TO
Daniel Lenwood Groah, unmarried

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

4049 11/06 0101 03CHECK 397.50

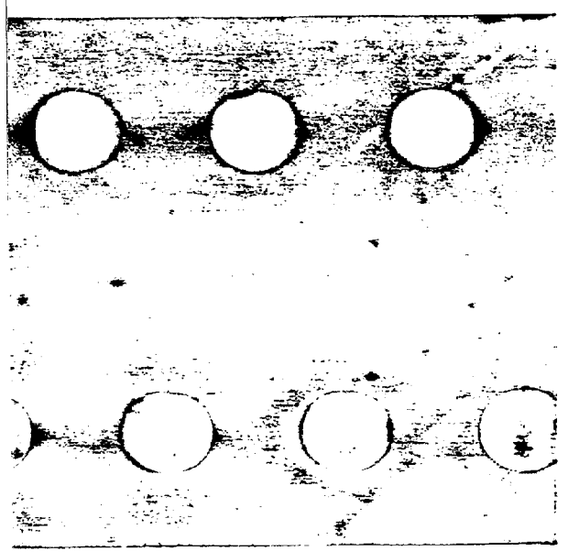
STEVEN G. WATERS
Attorney at Law

61883

IDENTIFICATION REFERENCE

Nov 6 9 47 AM '92

ELVA Z. WILSON REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

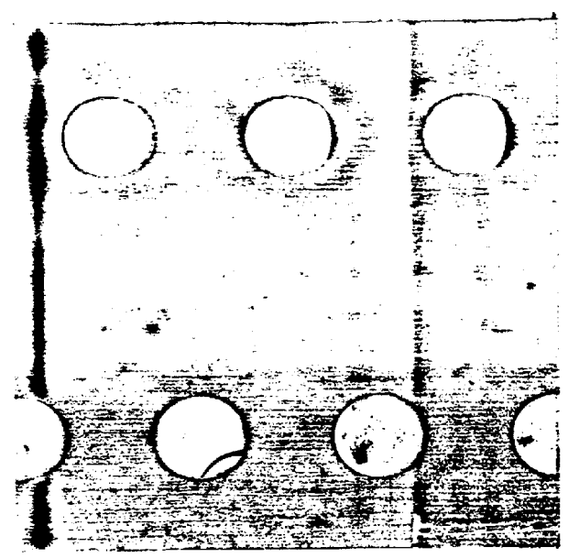
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50
11/06/92 01 09:46 0001 4049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61883

IDENTIFICATION REFERENCE

Nov 6 9 48 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 587894