Box 50
TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 8992 PAGE 253

ADDRESS NEW OWNER:
Ross T. Musgrave and
Jennifer M. Musgrave
244 Foxboro Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 42-13
GROUP
PARCEL 87

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, Richard D. Reasonover Trustee and Shirley V. Reasonover Trustee, pursuant to an unrecorded Revocable Trust Agreement dated May 14, 1992, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ross T. Musgrave and wife, Jennifer M. Musgrave, 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:

TRACT 1:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated April 2, 1959, as follows:

Beginning at an iron pin which is located South 12 degrees East 185 feet from a concrete monument at the southwest corner of Lot No. 91 on the Plan of Kemper Heights, Section II, of record in Book 2331, page 104, Register's Office for said County; thence North 87 degrees 40 minutes East 200 feet to an iron pin; thence South 3 degrees West 200 feet to an iron pin; thence South 87 degrees 40 minutes West 200 feet to an iron pin; thence North 3 degrees East 200 feet to the beginning.

Together with the right of ingress and egress over the lands of J.L. Reasonover and wife, Daisy T. Reasonover, their heirs, successors and assigns, adjoining the above-described property on the west side and leading into Kemper Drive South, as dedicated on the Plan of Kemper Heights, above mentioned. This right of ingress and egress is on a 50-foot strip and shall continue until Kemper Drive South is property dedicated and accepted by Davidson County as public thoroughfare.

TRACT 2:

A tract of land lying in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, Engineer, dated March 4, 1966, as follows:

Beginning at a concrete monument in a fence at the southwest corner of Lot No. 28, Hedgewood Hills, Section Two, of record in Book 3700, page 44, Register's Office for Davidson County, Tennessee; thence with fence and

westerly line of said Lot No. 28, North 3 degrees East 104.9 feet to an iron pin by others; thence South 87 degrees 15 minutes West 200 feet to an iron pin by others; thence South 3 degrees West 131.9 feet, more or less, to an iron pin; thence North 79 degrees 40 minutes East 204 feet, more or less, to the point of beginning, containing 0.54 acres, more or less.

An easement for a right-of-way for a road is described as follows:

Said easement for said right-of-way for a road begins at the southwest corner of the land above set out and described and runs in a westerly direction with the south boundary of the land above described 204 feet; thence in a southeasterly direction over the northeast portion of a tract of land owned by the Grantors south of an adjoining the land above-described to the southwest corner of Foxboro Drive; thence in a northerly direction with the west end of Foxboro Drive to the point of beginning.

Being the same property conveyed to Richard D. Reasonover Trustee and Shirley V. Reasonover Trustee by deed from Richard D. Reasonover and wife, Shirley V. Reasonover as of record in Book 8628, page 737, Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Foxboro Drive, Madison, TN 37115.

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

1. Subject to 1993 property taxes which are not yet due and payable.
2. Easement for right-of-way as set out in Book 4002, page 99, and in Book 4002, page 101.
3. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5572, page 369.
4. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6196, page 609.
5. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6303, page 678.
6. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 8081, page 855.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ross T. Musgrave and wife, Jennifer M. Musgrave, their heirs and assigns, forever; and we, Richard D. Reasonover Trustee and Shirley V. Reasonover Trustee, 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 23rd day of June, 1993.

Richard D. Reasonover Trustee

Shirley V. Reasonover Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard D. Reasonover Trustee and Shirley V. Reasonover Trustee, 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 Nashville, Tennessee, this the 23rd day of June, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 103,000.00.

Ross T. Musgraves
AFFIANT

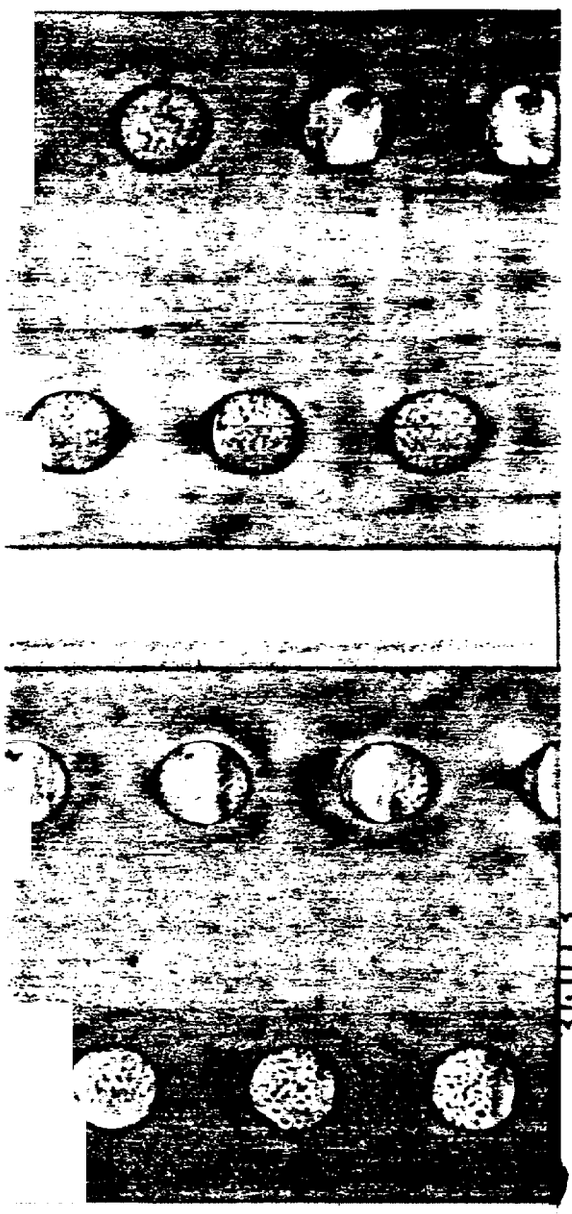
Subscribed and sworn to before me
this 23rd day of June, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

93 JUN 24 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1577 06/24 0101 03CHECK 394.10

IDENTIF. ← REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 8992 PAGE 256

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	103000.00
			CON TX	381.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	394.10
			CHECK	394.10
06/24/93	01		10:40 0001	1577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 34013

34013

93 JUN 24 AM 10: 39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666799