File 11729 File Box 38 (First Title)

BOOK 8997 PAGE 934

This Instrument Prepared by D. Williams
8 Penn Center
Philadelphia, PA 19103

ABSH-00228

WARRANTY DEED

MAP 145-13,
PARCEL 33

THIS INDENTURE, made this 14TH day of MAY, A.D., 19 93, between **MARK A. MCGRATH, Unmarried**

Tennessee, First Parties, and

MARK TYLER TIPTON ET UX, PAIGE ANTHONY TIPTON

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- Dollars ($10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I 3553 06/30 0101 03CHECK 819.60

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 191, on the Plan of Tyne Valley Estates, Section 10, of record in Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 220.00 feet on the northerly margin of Jefferson Davis Court and extends back 249.40 feet on the easterly line and 300.50 feet on the westerly line to a dead line in the rear, measuring 225.95 feet thereon.

BEING the same property conveyed to J.K. Salehi and Denise W. Smiley, as tenants in common with right of survivorship, by deed from Mary Hale and Husband William K. Hale, d/b/a Hale Homebuilders, of record in Book 7984, page 730, Registers' office for Davidson County, Tennessee.

BEING the same premises which J.K. SALEHI AND DENISE W. SMILEY, , by Deed dated June 28, 1992 and recorded in County, Tennessee in Deed Book Volume 8389, Page 495&c., granted and conveyed unto Mark A. McGrath, Unmarried, in fee.

The property herein conveyed is subject to restrictive covenants of record in Book 4173, page 193, said Register's Office, and to the matters set forth in the above referenced plan of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for **himself** and for **his heirs**, executors and administrators do hereby covenant with said Parties, **their heirs**, and assigns, that **he is** lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT 'A' ATTACHED HERETO

and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Mark A. McGrath (L.S.)

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Williamson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MARK A. MCGRATH, Unmarried**, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Williamson County, this 14th day of May 19 93

Barbara S. Bryant
Notary Public

My Commission expires 9-29-96

BARBARA S. BRYANT NOTARY PUBLIC AT LARGE STATE OF TENN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER MARK TYLER TIPTON
ADDRESS 1234 Jefferson Davis Court, Brentwood, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
same as above
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 218,000.00. Affiant Mark Tyler Tipton

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

Notary Public _____

My Commission Expires 11/20/96

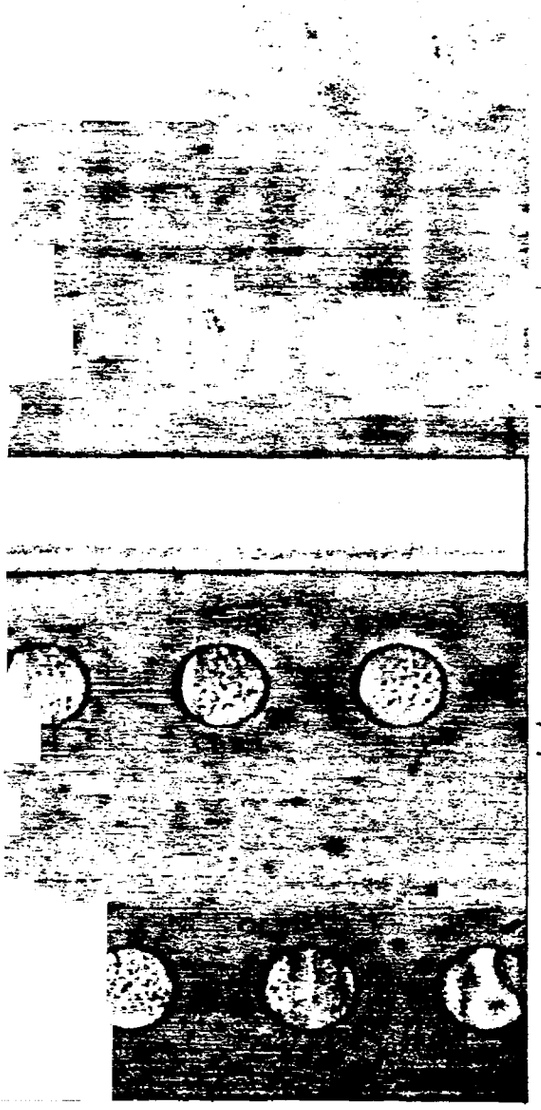
STATE OF TENN.

1. Real property taxes for 1993 and all future years.

2. Restrictive covenants contained in instrument of record in Book 4173, page 193, said Register's Office.

3. All matters set forth on Plan of Tyne Valley Estates, Section 10, of record in Plat Book 3700, page 136, said Register's Office.

35817
IDENTIF. ↑ REFERENCE
93 JUN 30 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 937

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
			MAMT 218000.00	
			ERR CO	
			MAMT 218000.00-	
			CAMT 218000.00	
			CON TX 806.60	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 819.60	
			CHECK 819.60	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/93 01 08:54 0001 3553

35817
IDENTIF. # REFERENCE

93 JUN 30 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668737