STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

5137 01/31 0101 03CHECK 401.20

The actual consideration or value of this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of January, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

Notary Public

My Commission Expires:

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

94 JAN 31 AM 11:16
FEE REGISTER DAVIDSON COUNTY, TN.

12615
IDENTIFICATION REFERENCE

| Address new owner as follows: | Send Tax Bills To: | Map/Parcel Number |
|---|---|---|
| Lee Groitzsch and | SouthTrust Mortgage Corporation | |
| Elizabeth ~~Monday~~ Mundy | 100 Brookwood Plaza | |
| 4301 Brush Hill Road | Suite 300 | 061-04-096 |
| Nashville, TN 37216 | Birmingham, AL 35209 | 15DZ 26590 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILEY W. JACKSON AND WIFE, VESTAL STRIPLIN JACKSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LEE GROITZSCH AND ELIZABETH ~~MONDAY~~ Mundy**,* hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*as joint tenants with right of survivorship

W.J. V.J.

parts of

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 of Block 3, of McGaughey's Second Subdivision of Haysboro, as of record in Book 547, page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 1 and 2 fronts 121 feet on the westerly side of Brush Hill Road and run back 190 feet to the easterly margin of Lot No. 1 of the Haysboro Development Company's Haysboro Subdivision as of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, measuring 148 feet more or less, thereon.

Being the same property conveyed to Wiley W. Jackson and wife, Vestal Striplin Jackson by Installment Deed from Lou Ellen Midgett, of record in book 4661, page 385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 43, Register's Office for said County.

This is improved property known as 4301 Brush Hill Road, Nashville, TN 37216.

**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 hands this 26th day of January, 1994.

Wiley W. Jackson

Vestal Striplin Jackson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILEY W. JACKSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 1994.

Notary Public

My Commission Expires: 9-24-94

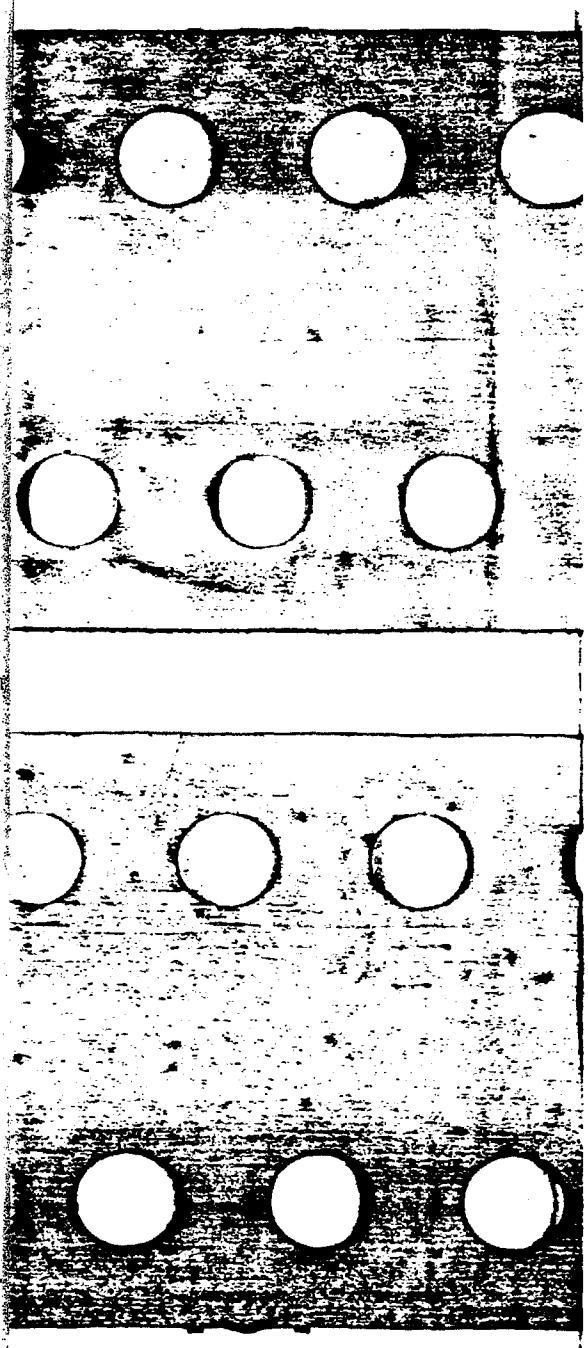
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VESTAL STRIPLIN JACKSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 1994.

Notary Public

My Commission Expires: 9-24-94



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

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 258

| | | |
|---|---|---|
| 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
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5137

12615
IDENTIFICATION REFERENCE

94 JAN 31 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.751056