BOOK 9451 PAGE 798

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOV 20 1996

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF August 19 94
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jetonne P. Champion (NAME)	Guaranty Trust Company (NAME)	050-03-0 B 038.00
1025 Mulberry Way (ADDRESS)	P. O. Box 1218 (ADDRESS)	12D 87961
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Robert D. Grove and Ramona K. Grove, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jetonne P. Champion, married, and Calvin Champion, unmarried, as joint tenants with the right of survivorship

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 Davidson County, Tennessee, being Lot No. 38 on the plan of Mulberry Downs, Phase I, of record in Book 7900, Pages 84 through 88, Register's Office for said County.

SAID Lot No. 38 fronts 42.82 feet on the southwesterly margin of Mulberry Way and extends back 105.00 feet on the southeasterly line and 105.00 feet on the northwesterly line to a dead line in the rear measuring 42.82 feet thereon.

Being the same property conveyed to Robert D. Grove and wife, Ramona K. Grove by deed from Phillips Builders, Inc. of record in Book 8105, page 751, Register's Office, Davidson County, Tennessee. The said Robert D. Grove and Ramona K. Grove have since divorced.

Declaration of Restrictive Covenants for Mulberry Downs of record in Book 8053, page 316, said Register's Office.

79474
IDENTIF. & REFERENCE

94 AUG -9 AM 8:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6029 08/09 0101 03CHECK 314.25

unimproved ( )
This is improved (X) property, known as 1025 Mulberry Way, Nashville, TN 37207
(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 5th day of August 19 94

Robert D. Grove

Ramona K. Grove

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Grove and Ramona K. Grove, both unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Hendersonville, Tennessee, this 5th day of August 19 94.

Commission expires _____

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov 29, 1996

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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