File 12805

File Box 38
(First Title & Escrow)

WARRANTY DEED

BOOK 9470 PAGE 431

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LUCIEN H. GROLEAU	THE PRUDENTIAL HOME MORTGAGE	Map 142-16-A
(NAME)	(NAME)	Parcel 130
1605 Nottingham Place	5325 Spectrum Drive	Field Book
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D79922
Nashville, Tennessee 37221	Frederick, MD 21701	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DANIEL S. SLIPKOVICH AND WIFE, DANETTE W. SLIPKOVICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUCIEN H. GROLEAU AND PAULA J. GROLEAU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 130 on the Plan of Phase Three of Devon Park, as of record in Plat Book 6900, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel S. Slipkovich and wife, Danette W. Slipkovich by deed from S. R. Blanton Development, Inc. of record in Book 8157, page 235, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6176, page 7, made applicable in Book 6967, page 156; (3) By-Laws of record in Book 8276, page 53; (4) Charter of Incorporation of record in Book 7372, page 862; (5) Easements of record in Book 5473, page 175; (6) Storm Water Detention Agreement of record in Book 6145, page 252 and Book 6908, page 59; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 52, said Register's Office.

92568

IDENTIF. & REFERENCE

94 SEP 20 PM 3:01

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 1605 Nottingham Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of September, 1994

DANIEL S. SLIPKOVICH

DANETTE W. SLIPKOVICH
By Daniel S. Slipkovich, Attorney-In-Fact
By Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL S. SLIPKOVICH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of September 19 94.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel S. Slipkovich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Danette W. Slipkovich and is authorized by the said Danette W. Slipkovich to execute this instrument on her behalf. Witness my hand, at Office, this 16th day of September, 1994.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 94.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

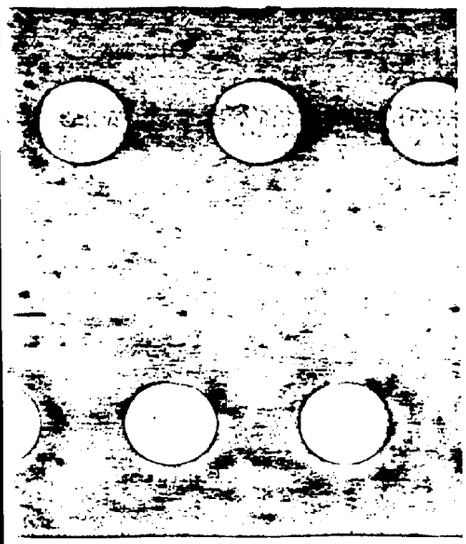
WARRANTY DEED

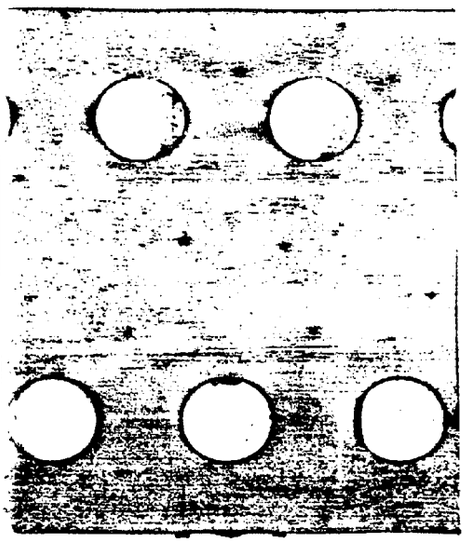
FROM DANIEL S. SLIPKOVICH AND WIFE, DANETTE W. SLIPKOVICH

TO LUCIEN H. GROLEAU AND PAULA J. GROLEAU

0257 09/20 0101 03CHECK 800.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 433

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 214000.00
				CON TX 791.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 800.80
				CHECK 800.80
09/20/94	01			15:00 0001 0257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92568
IDENTIF. # REFERENCE

94 SEP 20 PM 3:01
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 836563