OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9484 PG 368

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 343,400.00

Laura LiPuma Nash
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF October 19 94

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2840 THIS INSTRUMENT PREPARED BY TN SupCt. #00,914

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Peter L. Nash, and wife (NAME)	OWNERS at same address (NAME)	132-13-43
925 Oak Valley Lane (ADDRESS)	(ADDRESS)	OH-10460
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 343,400.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

John D. Gruber, Jr. and wife, Nancy D. Gruber

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Peter L. Nash and wife, Laura LiPuma-Nash

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 7** on the plan of **Oak Hill Valley**, as of record in **Book 1835, pages 15 and 16**, said Register's Office to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being **ALL** the same property conveyed to the grantor herein by deed as of record at Book 7266, page 622, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Book 1788, page 186, Book 1809, page 539, and Book 1835, page 15 and 16, said Register's Office.

This is improved (X) property, known as 925 Oak Valley Lane, Nashville, TN 37220
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 4th day of October, 19 94.

John D. Gruber, Jr.

Nancy D. Gruber

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9484 PG 369

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Gruber, Jr. and wife, Nancy D. Gruber, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 4th day of October, 19 94.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

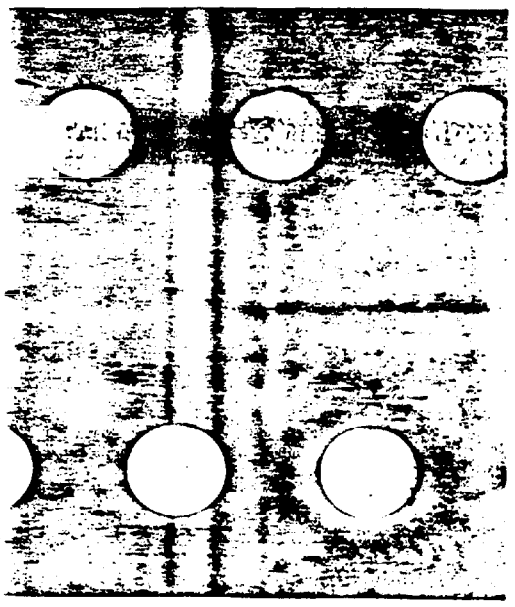
_____ Notary Public

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 OCT -4 PM 3:44

IDENTIF. A REFERENCE

96931

01:01 03CHECK 279.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9484 PG 370

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



	AMT
	343400.00
CON TX	1270.58
PRFEE	1.00
WDEED	8.00
BANK	1279.58
CHECK	1279.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/94 01 15:43 0001 4923

96931

IDENTIF. ↑ REFERENCE

94 OCT -4 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 841163