WARRANTY DEED

FILED 9484 PG 702

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Van Coffey (NAME)	First Tennessee Bank National (NAME)	MAP086-07-0
401 Scenicway Knob (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 086.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	04D 90308

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, Melissa C. Grona, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. Van Coffey and wife, Nancy G. Coffey

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. 107 on the Plan of Jackson's Retreat, Phase 2, as of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 107 fronts 75.0 feet on the southerly side of Jackson's Hill Road and fronts a total of 65.3 feet on the easterly side of Scenicway Knob, said frontages being joined by a curve which measures 39.27 feet and runs back 90.0 feet on the easterly line and 97.18 feet on the southerly line to a point of intersection.

Being the same property conveyed to Gary L. Grona and wife, Melissa C. Grona, by deed from Randall Phillips Builders, Inc., of record in Book 6571, page 178, Register's Office for Davidson county, Tennessee. Gary L. Grona subsequently conveyed his interest to Melissa C. Grona by Quitclaim Deed according to a Divorce Decree of record in the County Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 401 Scenicway Knob, Hermitage, TN 37076
(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 my hand this 30th day of September 19 94

Melissa C. Grona

Melissa C. Grona

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa C. Grona

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 19 94

Commission expires July 22, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

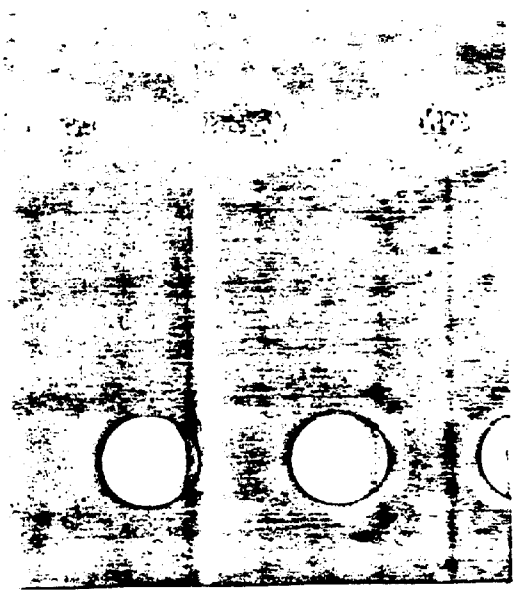
97033

IDENTIF. & REFERENCE

94 OCT -5 AM 9:34

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5038 10/05 0101 03CHECK 316.10



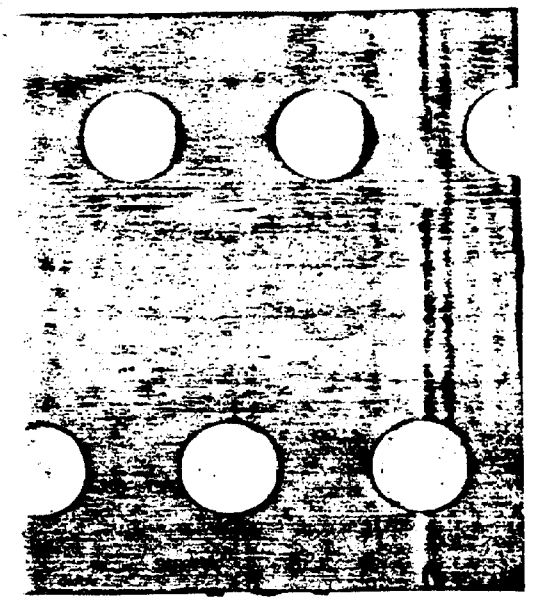
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ Book 9484 PG 704

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	83000.00
CON TX	307.10
PRFEE	1.00
TDEED	8.00
ERR	CO
TDEED	8.00-
WDEED	8.00
[illegible]	316.10
CHECK	316.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/94 01 09:33 0001 5038

97033
IDENTIF. & REFERENCE

94 OCT -5 AM 9:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 841275