BOOK 9752 PG 792

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00862111

IDENTIF. & REFERENCE

95 AUG -4 AM 10:57

PAM CRAFTON, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **1st** day of **August, 1995** by and between

E. PHIL GRAMMER, A MARRIED MAN, and JOHN G. GRAMMER, A MARRIED MAN, and PATRICIA G. OWEN, AN UNMARRIED WOMAN ,

hereinafter referred to as Grantor, and

FRED L. SHARP,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE MAP OF GALECREST NO. 2, BLOCK "C", OF RECORD IN BOOK 1424, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 34 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF BATTLEFIELD DRIVE AND RUNS BACK BETWEEN LINES, 213.6 FEET ON THE EASTERLY LINE AND 217.5 FEET ON THE WESTERLY LINE, TO A DEAD LINE ON WHICH IT MEASURES 70.1 FEET.

BEING ALL THE SAME PROPERTY CONVEYED TO E.P. GRAMMER AND WIFE, LILLIAN B. GRAMMER BY DEED FROM BELMONT DEVELOPMENT COMPANY IN BOOK 1495, PAGE 281, SAID REGISTER'S OFFICE. THE SAID EUGENE P. GRAMMER HAVING SINCE DIED INTESTATE JUNE 7, 1994. THE SAID LILLIAN B. GRAMMER HAVING SINCE DIED ON OR ABOUT NOVEMBER 28, 1991.

PCO JE

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Patricia G. Owen
PATRICIA G. OWEN

E. Phil Grammer
E. PHIL GRAMMER

Mary Grammer
MARY GRAMMER

JOHN G. GRAMMER

Lina Grammer
LINA GRAMMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned Notary Public of the aforesaid County and State, E. PHIL GRAMMER AND WIFE MARY GRAMMER, JOHN G. GRAMMER AND WIFE LINA GRAMMER, AND PATRICIA G. OWEN, AN UNMARRIED WOMAN, the within named bargainors, 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, at office, this 1st Day of August, 1995.

John M. Jordan

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

COMMISSION EXPIRES: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$53,010.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fred L Sharp
Affiant

BOOK 9752 PG 793

Subscribed and sworn to before me this **1st** day of **August, 1995.**

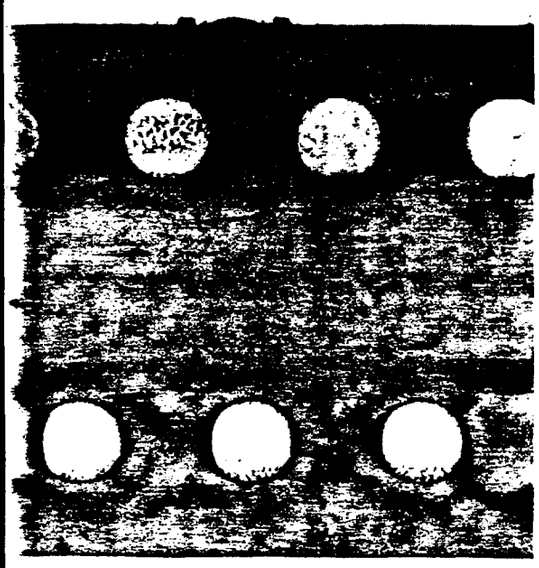
Notary Public

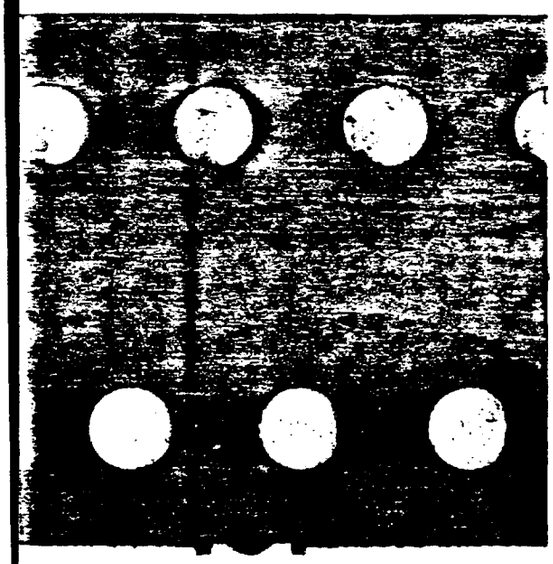
Commission Expiration: 11-25-95

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	FRED L. SHARP 1705 KENNESAW DRIVE NASHVILLE, TN 37215	1215 BATTLEFIELD DRIVE NASHVILLE, TN 37215 MAP PARCEL NUMBER 117-08-0 255.00

3902 08/04 0101 03CHECK 205.10





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

RECEIVED OF _____

FOR _____

BOOK 9752 PG 79

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	53010.00
CON TX	196.10
PRFEE	1.00
MDEED	8.00
TOTAL	205.10
CHECK	205.10

08/04/95 01 10:58 0001 8902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086211
IDENTIF. # REFERENCE

95 AUG -4 AM 10:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 937927