0094797

IDENTIFICATION REFERENCE

(1)

MAIL ENV.

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 155-8C-132

95 AUG 30 AM 10:57

PELHAM E. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To: Wallace Gillespie
Hill Contractors Drive
Franklin, Tn
37064

Name/Address New Owner: Same

Name of Mortgagee: Franklin National Bank

BOOK 9777 PG 933

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEE CHIRA, TRUSTEE, Grantor, has bargained and sold and by these presents do transfer and convey unto WALLACE GILLESPIE d/b/a WALLACE GILLESPIE CONTRACTORS, Grantee, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lee Chira, Trustee, by quitclaim deed from Nashville Properties Partnership, of record in Book 8391, page 159, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Book 6900, pages 339-347, as amended in Book 7900, pages 888 and 889, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 6474 page 346, as amended in Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and in Book 9472, page 824, Register's Office of Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind Grantor, his heirs, successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature, this the 25th day of August, 1995.

LEE CHIRA, TRUSTEE

By: LINDA J. KNUDSEN, Attorney-in-Fact, of record in Book 8813, page 432, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 1995, before me personally appeared LINDA J. KNUDSEN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of LEE CHIRA, TRUSTEE, and who acknowledged that she executed the same as the free act and deed of the said LEE CHIRA, TRUSTEE.

WITNESS my hand and seal, at office, on this 25th day of August, 1995.

My Commission Expires:
2/4/97

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $27,000.00.

Affiant

Sworn to and subscribed before me on this the 25th day of August, 1995.

My Commission Expires:
2/4/97

Notary Public

8232 08/30 0101 03CHECK 108.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9777 PG 935

CD - 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 27000.00
CON TX 99.90
PRFEE 1.00
MDEED 8.00
TOTAL 108.90
CHECK 108.90

08/30/95 01 10:58 0001 8232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00094797
IDENTIF. A REFERENCE

95 AUG 30 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947155