File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 9983 PG 907

ADDRESS NEW OWNER:
Mark A. Kaufman and Donna M. Paz
2214 Grantland Avenue
Nashville, TN 37204

SEND TAX BILL:
To Owner
2106-20TH AV. SOUTH
NASHVILLE, TN 37212

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 105-14
GROUP
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Musgrove, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Kaufman and Donna M. Paz, both unmarried**, 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:

> Being Lot No. 1 of Block No. 12 on the Plan of Yarbrough's Subdivision of Woodland, of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Charles Musgrove, by deed from William David Haggard, III, and wife, Holly Houghton Haggard, as of record in Book 6558, page 856, Register's Office for Davidson County, Tennessee.
>
> Nancy B. Musgrove joins in this conveyance to convey any and all interest she may have in the subject property by virtue of her marriage to Charles Musgrove.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 2214 Grantland Avenue, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark A. Kaufman and Donna M. Paz, both unmarried, their heirs and assigns, forever; and I, Charles Musgrove, married, do covenant with the said Grantees that I am 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 I do

further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9983 PG 908

Witness our hands this the 19th day of March, 1996.

Charles Musgrove
Charles Musgrove

Nancy B. Musgrove
Nancy B. Musgrove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Charles Musgrove and wife, Nancy B. Musgrove**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of March, 1996.

Aubrey Freddie Clay
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

0161650
IDENTIF. & REFERENCE

MAR 19 11 3:20
FEE
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $79,900.00.

Mark A. Musgrove
AFFIANT

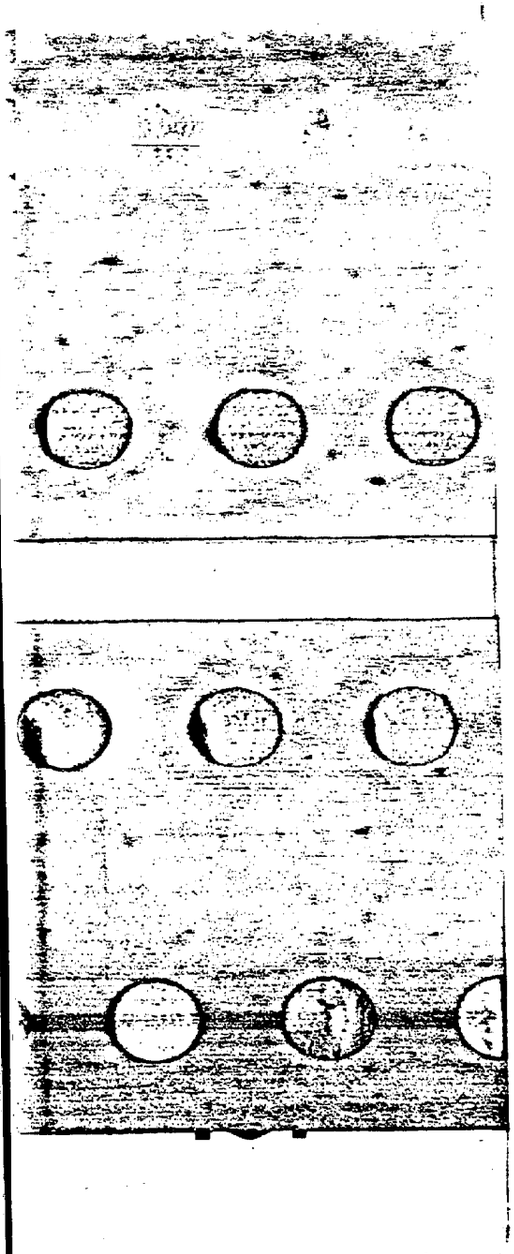
Subscribed and sworn to before me
this 19th day of March, 1996.

Aubrey Freddie Clay
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

0101 03/19 0101 03CHECK 304.63

C:\WP51\WORK\CLOSINGS\GFA96226.WD



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 909

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

03/19/96 01 15:21 0001 0101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161650
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 3:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1018152