P. 9992 PG 170

278055 (2)
Box 35

WARRANTY DEED

FROM: S. Ralph Gordon

TO: Paul J. Holterman

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Attorney
Suite 600
49 Music Square West
Nashville, Tn 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Holterman	SAME	119-9-49
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 372		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.

Subscribed and sworn to before me, this the 26th day of January, 1996.

Affiant

My Commission Expires: 11-10-97
(Affix Seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by PAUL J. HOLTERMAN, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, S. RALPH GORDON, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, PAUL J. HOLTERMAN, his heirs and assigns, certain real estate in Davidson County, Tennessee, (the "Property" herein) being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the easterly side of Marshall, now Caldwell, Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to Jerry Duff, an unmarried man, by warranty deed from Gary R. Hernandez and wife, Rita M. Hernandez, of record in Book 6907, page 942, said Register's Office.

And being the same property conveyed to S. Ralph Gordon, a married man, by warranty deed from Jerry Duff, an unmarried man, of record in Book 9992, page 167, said Register's Office.

The legal description and the state of title of the Property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 1996 taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3926, Page 44, and in Book 4260. page 311, Register's Office for Davidson County, Tennessee.

This is improved property known as 2708 Grandview Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real estate and Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging, to the Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said real estate and Property in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate and Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

AND, Phyllis L. Gordon, the wife of S. Ralph Gordon, does join herein for the sole purpose of quitclaiming and releasing, and she does hereby quitclaim and release, all of her right, title and interest in and to the above Property unto the said Grantee, and she does hereby waive and release unto the said Grantee, any marital rights, homestead rights, spousal share claims or any other right or claim which she may now have or which she may have in the future, which may arise out of or be related to her marriage to the Grantor herein and which may relate to the said Property.

WITNESS the signatures of the Grantor and his wife, this the 16th day of January, 1995.

S. RALPH GORDON

Phyllis L. Gordon

PHYLLIS L. GORDON

BK. 9992 PG. 172

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, S. RALPH GORDON AND WIFE, PHYLLIS L. GORDON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 1995.

Anna R Totty
NOTARY PUBLIC

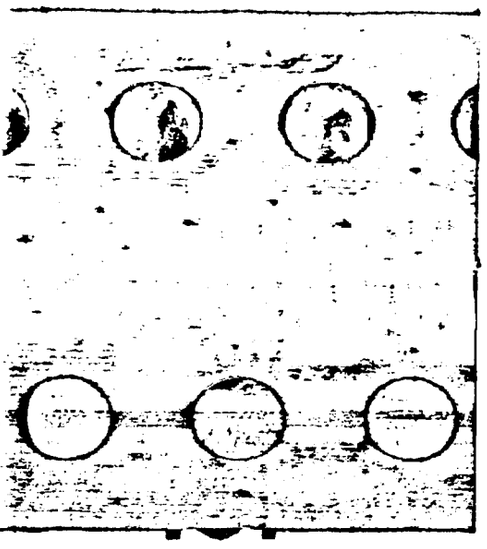
MY COMMISSION EXPIRES: 1/25/97.

0164333
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2976 03/27 0101 03CHECK 475.50





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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 173

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
	125000.00
CON TX	462.50
PRFEE	1.00
MDEED	12.00
TOTAL	475.50
CHECK	475.50

03/27/96 01 10:03 0001 2976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164333
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021002