60 B

WARRANTY DEED

File 13765
File Box 9B
(First Title & Escrow)

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10003 PG 482

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GROUPED MANAGEMENT SERVICES (NAME)	UNION PLANTERS BANK OF MID. TN (NAME)	Map 91-15
910 Harpeth Trace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 44
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, FRANCESCA FRENCH THURMAN AND HUSBAND, FREDDIE THURMAN, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GROUPED MANAGEMENT SERVICES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JOHN H. GINTHER AND WARD R. PACE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Block No. 6 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, as of record in Plat Book 421, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of Block No. 6 begins on the westerly margin of 53rd Avenue, North, at a point 223 feet north of the northwest corner of Elkins Avenue and 53rd Avenue, North; thence with the westerly margin of 53rd Avenue, North, northwardly 50 feet; thence westwardly 150 feet; thence southwardly 50 feet; thence easterly 150 feet to the beginning.

Being the same property conveyed to Francesca French and Freddie Thurman, Jr., joint tenants with right of survivorship by deed from O.D. Bailey and wife, Annette Bailey of record in Book 9288, page 152, said Register's Office. The said Francesca French and Freddie Thurman, Jr. having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 18, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 325 53rd Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of March, 19 96

Francesca French Thurman
FRANCESCA FRENCH THURMAN

Freddie Thurman Jr.
FREDDIE THURMAN, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10003 PG 483

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCESCA FRENCH THURMAN AND HUSBAND, FREDDIE THURMAN, JR.

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of March, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

96 APR -3 PM 2:15
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0167436

6264 04/03 0101 03CHECK 286.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

MY COMMISSION EXPIRES 07-27-96 (AFFIX SEAL) June E. Atkinson
Notary Public

WARRANTY DEED

FROM

FRANCESCA FRENCH THURMAN AND HUSBAND, FREDDIE THURMAN, JR.

TO

GROUPED MANAGEMENT SERVICES A TENNESSEE GENERAL PARTNERSHIP

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

BOOK 10003 PG 484

RECEIVED OF _____

FOR _____

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/03/96 01 14:21 0001 6264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167436
IDENTIF. # REFERENCE
96 APR -3 PM 2:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024259