60

BOOK 10098 PAGE 281

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Thomas Garrett Davidson Jr.
413 Arrowwood Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Mariott Dr., Suite 250
Nashville, TN 37214

MAP AND PARCEL:
MAP 146-12
GROUP
PARCEL 123

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John H. Gregg and wife, Nanci P. Gregg, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Garrett Davidson Jr., unmarried, hereinafter called the Grantee, his 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 Lot No. 325 on the Plan of Crieve Hall Estates, Section Five, of record in Book 2133, page 91, said Register's Office.

Being the same property conveyed to John H. Gregg and wife, Nanci P. Gregg by deed from C. Donald Evans and Wilma Jean Lovelace, of record in Book 8634, page 694, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 Arrowwood Dr., Nashville, TN 37211.

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

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Garrett Davidson Jr., unmarried, his heirs and assigns, forever; and we, John H. Gregg and wife, Nanci P. Gregg, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness our hands this the 21st day of June, 1996.

John H. Gregg 6/21/96

Nanci P. Gregg 6/21/96

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John H. Gregg and wife, Nanci P. Gregg 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 Brentwood, Tennessee, this the 21st day of June, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,677.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 1996.

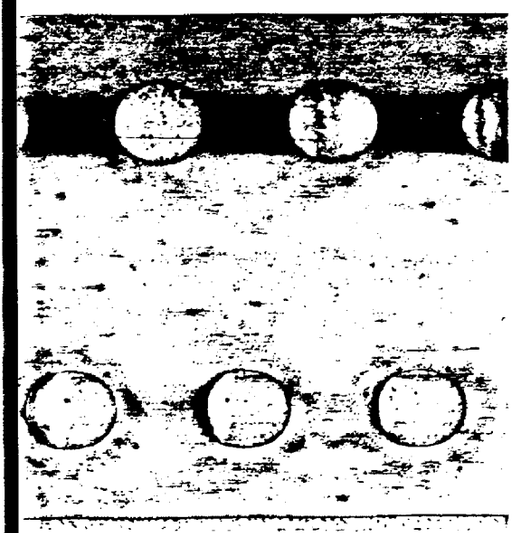
NOTARY PUBLIC

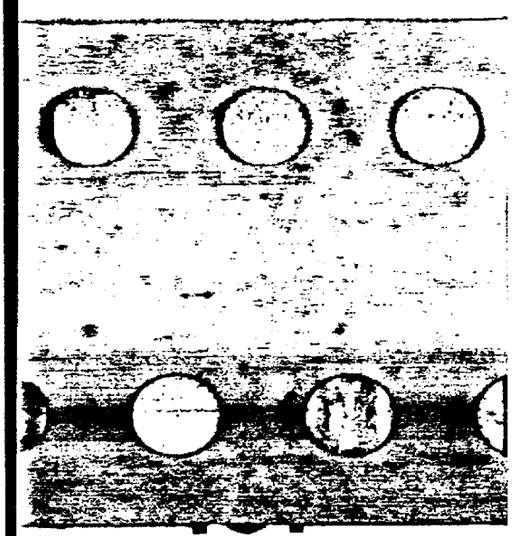
My Commission Expires: March 2, 1998

0196490
IDENTIFICATION REFERENCE

96 JUN 25 PM 3:22
REGISTER
DAVIDSON COUNTY, TN.

7572 06/25 0101 03CHECK 488.81





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

RECEIVED OF _____

FOR _____

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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 129677.00
				CON TX 479.81
				PRFEE 1.00
				WDEED 8.00
				TOTAL 488.81
				CHECK 488.81
06/25/96	01			15:27 0001 7572

IDENTIF. & REFERENCE 0196490

96 JUN 25 PM 3:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1055338