File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10145 PG 603

ADDRESS NEW OWNER:
Jeffrey W. McGruder and Shree L. McGruder
830 North 2nd Street
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110/7th Floor
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 82-7
PARCEL 36
20W14255

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, we, David T. Johnson and wife, Leta G. Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey W. McGruder and wife, Shree L. McGruder, as tenants by the entirety, 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 26, Shields, Davis, Sharp & Horn Addition to East Nashville, Tennessee, of record in Plat Book 57, Page 86, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David T. Johnson and wife, Leta G. Johnson, by deed from L. Hollis Bratcher and wife, Juanita Bratcher of record in Book 10083, Page 487, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 830 North 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey W. McGruder and wife, Shree L. McGruder, their heirs and assigns, forever; and we, David T. Johnson and wife, Leta G. Johnson 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 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 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.

02110972
IDENTIF. & REFERENCE

96 AUG -5 PM 12:38
LIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 1st day of August, 1996. BOOK 10145 PG 604

David T. Johnson

Leta G. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David T. Johnson and wife, Leta G. Johnson 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 1st day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

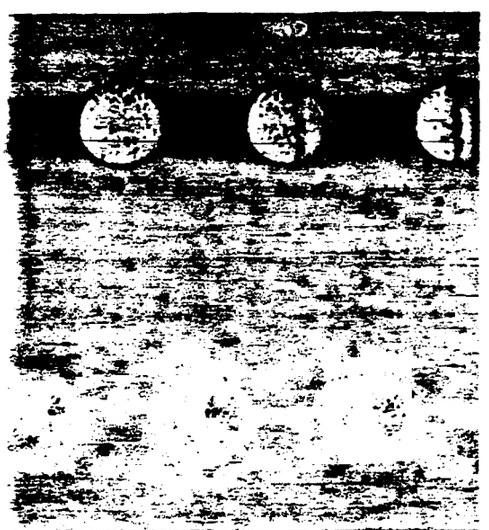
The actual value or consideration, whichever is greater, for this transfer is $ 38,500.00.

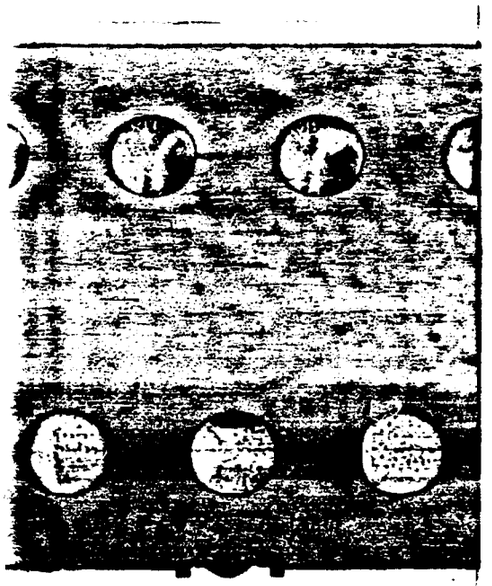
AFFIANT

Subscribed and sworn to before me this 1st day of August, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

3195 08/05 0101 03CHECK 151.45





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 605

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 38500.00
				CON TX 142.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 151.45
				CHECK 151.45
			08/05/96 01	12:43 0001 3195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02110972
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070766