Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1190

BOOK 10531 PG 315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory M. Grana,** and wife, **Janice T. Grana**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Branch H. Henard, III, and Karen W. Krebs, as Tenants in Common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly half of Lot No. 68 on the Map of Sunset Park, of record in Book 332, Page 132, said Register's Office.

Said part of said Lot No. 68 fronts 50 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Gregory M. Grana and wife, Janice T. Grana by Warranty Deed from Elizabeth K. Breeding of record in Book 5091, Page 817, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2502 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 15th day of July, 1997

Gregory M. Grana

Gregory M. Grana

Janice T. Grana

Janice T. Grana

97 JUL 16 PM 1:16

03270117

State of Tennessee)
County of Davidson)

On this the 15th day of July, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Gregory M. Grana and Janice T. Grana**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$139,500.00**.

Affiant

Sworn and subscribed before me on this the 15th day of July, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Branch H. Henard, III	First Republic Mortgage	104-15-35
2502 Ashwood Avenue	3212 West End Ave. Ste 500	
Nashville, TN 37212	Nashville, TN 37203	

5176 07/16 01 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10531 PG 317

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
139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
TOTAL 525.15
CHECK 525.15

07/16/97 01 13:21 0001 5176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03270117
IDENTIFICATION REFERENCE

97 JUL 16 PM 1:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1174904