File Box 9-B
First Title Escrow Company, Inc.

WARRANTY DEED

BOOK 10638 PG 6

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14968

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ASHLEIGH P. GROCE (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	143-2-A
572 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	16
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	9DZ72943

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, ORAN G. WARD AND LEIGH R. WARD, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASHLEIGH P. GROCE, UNMARRIED

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 Lot No. 16 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Oran G. Ward and wife, Leigh R. Ward by deed from Perry W. Moskovitz Company, Incorporated of record in Book 7322, page 843, said Register's Office. Oran G. Ward and Leigh R. Ward have since been divorced by Final Decree in the Second Circuit Court for Davidson County, Tennessee, Docket No. 97 D-938, dated July 7, 1997.

This conveyance is made subject to: (1) Restrictions of record in Book 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148; (2) Charter of record in Book 5120, page 199, amended in Book 6556, page 694; (3) Easements of record in Book 4889, page 912, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, Book 6380, page 201, Book 6407, page 892, Book 7629, page 243; (4) Agreement of record in Book 5102, page 956; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 751 thru 753, said Register's Office.

0356620

IDENTIFICATION REFERENCE

97 OCT -7 AM 10:19

FELIX Z. A[illegible] REGISTER
DAVIDSON COUNTY, TN.

7309 10/07 0101 03CHECK 918.00

This is improved (XX) property, known as 572 Harpeth Trace Drive, Nashville, Tennessee 37221
unimproved ( )

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 1st day of October, 19 97.

Oran G. Ward by Valorie Ward Cole Leigh R. Ward

ORAN G. WARD
BY: VALORIE WARD COLE, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED

LEIGH R. WARD
Attorney-in-fact

SIMULTANEOUSLY HEREWITH

BOOK 10638 PG 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH R. WARD

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

Witness my hand at office, this 1st day of October, 19 97.

My commission expires 9/18/99 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, theundersigned, a Notary Public in and for said County and State, VALORIE WARD COLE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ORAN G. WARD and is authorized by the said ORAN G. WARD to execute this instrument on his behalf.

Witness my hand, at Office, this 1st day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 97.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ORAN G. WARD AND LEIGH R. WARD

TO

ASHLEIGH P. GROCE, UNMARRIED

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

RECEIVED OF _____ BOOK 10638 PG 8

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
245700.00
CON TX 909.09
PRFEE 1.00
WDEED 8.00
TOTAL 918.09
CHECK 918.09

10/07/97 01 10:19 0001 7309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356620
IDENTIF. & REFERENCE

97 OCT -7 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206645