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

WARRANTY DEED

BOOK 10708 PG 590

THIS INSTRUMENT PREPARED BY

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

#15058

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT R. GRUCHOT (NAME)	NEW OWNER (NAME)	130-2, 130-1
118 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46, 80
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ30080, 7DZ30083

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, JAMES G. SMITH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT R. GRUCHOT AND WIFE, LISA M. GRUCHOT

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:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf LInks Subdivision, as of record in Plat Book 421, pages94 & 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II

Land in Davidson County, Tennessee, being a portion of Lot No. 138 on the Plan of the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, pages 94 & 95, Register's Office for Davidson County, Tennessee, described as follows:

Said portion of Lot No. 138 consists of the easterly 10 feet on the northerly side of Windsor Drive. Said portion is adjacent to Lot No. 137 (Tract I) and fronts 10 feet on the northerly margin of Windsor Drive and runs back 200 feet between parallel lines to a dead line at the rear which measures 10 feet.

Being the same property conveyed to James G. Smith, a single person by deed from Effie Herron Lucarini, a single person of record in Book 7769, page 677, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, pages 94 & 95, said Register's Office.

Eileen C. Smith, spouse of James G. Smith, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subect property by firtue of her marriage to the said James G. Smith.

unimproved ( )
This is improved (XX) property, known as 118 Windsor Drive, Nashville, Tennessee 37205

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 2nd day of December, 19 97

JAMES G. SMITH

EILEEN C. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10708 PG 591

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES G. SMITH, AND WIFE, EILEEN C. SMITH 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 2nd day of December, 19 97

My commission expires 9/23/2002 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

0376529
IDENTIFICATION REFERENCE

97 DEC -1 PM 10:12

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 97

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM JAMES G. SMITH, MARRIED

TO SCOTT R. GRUCHOT AND WIFE, LISA M. GRUCHOT

7441 12/04 0101 02CHECK 1150.00

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 _____

FOR _____

BOOK 10708 PG 592

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
300500.00
CON TX 1141.45
PRFEE 1.00
WDEED 8.00
TOTAL 1150.45
CHECK 1150.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0376529
IDENTIFICATION REFERENCE

DEC -4 AM 10: 13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1227981