STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Vernon Ray McGuire Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 1998.

Donna K. Nettnee
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN PASCHALL JULIUS PASCHALL, SR. VERNON McGUIRE, JR. 519 Star Blvd. Madison, TN 37115	SAME	MAP 71-2, PARCEL 47

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, WE,

WALTER T. GROVE AND WIFE, EVELYN W. GROVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GLENN PASCHALL, JULIUS PASCHALL, SR. AND VERNON McGUIRE, JR.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17, SCRUGGS SUBDIVISION OF FIRST AVONDALE AS RECORDED IN BOOK 161, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.. 17 FRONTS 50 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE AND RUNS BACK NORTHERLY BETWEEN PARALLEL LINES 149 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WALTER T. GROVE BY DEED FROM MARY F. WOODIN DATED AUGUST 11, 1997 OF RECORD IN BOOK 10570, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1998 TAXES AND SUBSEQUENT YEARS.
2) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is unimproved property known as: LOT 17 OF SCRUGGS SUBDIVISION OF FIRST AVONDALE, NASHVILLE, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand(s) this 23RD day of FEBRUARY, 1998.

Walter T. Grove
WALTER T. GROVE

Evelyn W. Grove
EVELYN W. GROVE

BOOK 10808 PG 170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WALTER T. GROVE AND WIFE, EVELYN W. GROVE, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23RD day of FEBRUARY, 1998.

Donna K. Nelliver
NOTARY PUBLIC

My Commission Expires: November 24, 2001

DONNA K. NELLIVER NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

7425 02/25 0101 03CHECK 25.65

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

98FEB25 AM 9:07

0104468

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10808 PG 171

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 4500.00
CON TX 16.65
PRFEE 1.00
WDEED 8.00
TOTAL 25.65
CHECK 25.65
02/25/98 01 09:05 0001 7405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404468
IDENTIFICATION REFERENCE

98 FEB 25 AM 9:07

DAVIDSON COUNTY TN

No. 1257898