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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh/fh) Title No: 39605
Dav. Co. File: Box 8

98 MAR -2 PM 2:00

0406493

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria Jackson Gregoricus William A. Gregoricus 133 Postwood Place Nashville, TN 37205	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 103-15-A-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 308000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn H. Derringer and spouse, Marion K. Derringer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria Jackson Gregoricus and spouse, William A. Gregoricus,** 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 Lot No. 33 on the Plan of Revised Postwood of record in Book 5200, Page 104, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Glenn H. Derringer and spouse, Marion K. Derringer by deed from Max Greenberg and spouse, Shirley C. Greenberg of record in Book 9051, Page 300, Register's Office for Davidson county, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5116, Page 225, Book 5635, Page 706, Book 5794, Page 68, Book 5910, Page 322, Book 8240, Page 746, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to amendment and change of easterly minimum setback building line applicable to Lot No. 33 of record in Book 6750, Page 34, said Register's Office.

This is improved property, known as: 133 Postwood Place, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 27th day of February, 1998.

Glenn H. Derringer
Glenn H. Derringer

Marion K. Derringer
Marion K. Derringer

State of Tennessee
County of Davidson

On this 27th day of February, 1998, before me the undersigned authority, personally appeared **Glenn H. Derringer** and **Marion K. Derringer**, 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 308000.00

Affiant

Sworn and subscribed before me on the 27th day of February, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

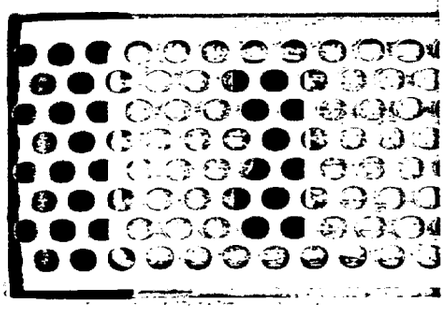
9565 03/02 0101 03CHECK 118.00

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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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
03/02/98	01	13:58 0001	9565	

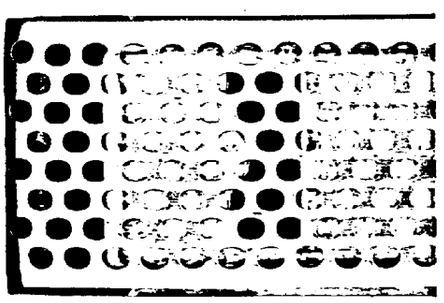
CAMT
308000.00
CON TX 1139.60
PRFEE 1.00
WDEED 5.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1148.60
CHECK 1148.60

0406493

98 MAR -2 PM 2:00

IDENTIF. ◄ REFERENCE



No. 1260009