98-7-13-Q File Box 19B

WARRANTY DEED

BOOK 11019 PAGE 298

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY L. COLGROVE (NAME)	FT Mortgage Companies (NAME)	MAP 104-06
516-32nd Ave. South (ADDRESS)	111 Westwood Place #109 (ADDRESS)	PARCEL 311
Nashville TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	F.B.# 24W-05840

FOR AND 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, JOHN C. JARRARD AND WIFE, JANET F. JARRARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY L. COLGROVE AND WIFE, CHRISTINE R. COLGROVE, AS ~~JOINT~~ TENANTS WITH RIGHT OF SURVIVORSHIP AND CARMEL EDEN COLGROVE

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. 11A, Zone Lot division of Lot 11, re-Sub of Block 3, Fairfax Place Subdivision, of record in Book 6250, Page 746 and amended in Plat Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to John C. Jarrard, an unmarried person, by Deed from Beth Chapman and husband, Richard Chapman, of record in Book 9405, Page 374, Register's Office for Davidson County, Tennessee.

Janet F. Jarrard, spouse of the above named John C. Jarrard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

The Grantor further conveys and assigns all of his right, title and interest in and to the lease agreement of record in Book 7325, Page 758, Register's Office of Davidson County, Tennessee, to the Grantors herein.

THIS conveyance is subject to restrictive covenants of record in Book 6250, Page 746 and amended in Book 547, Pages 137 and 138, said Register's Office; easements and setback lines as set forth on the above plan of record; and

CONTINUED

unimproved ( )
This is improved (X) property, known as 516 32nd Avenue South, Nashville, TN 37212
(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 10th day of July 1998

JOHN C. JARRARD

JANET F. JARRARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN C. JARRARD AND WIFE, JANET F. JARRARD

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of July 1998.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

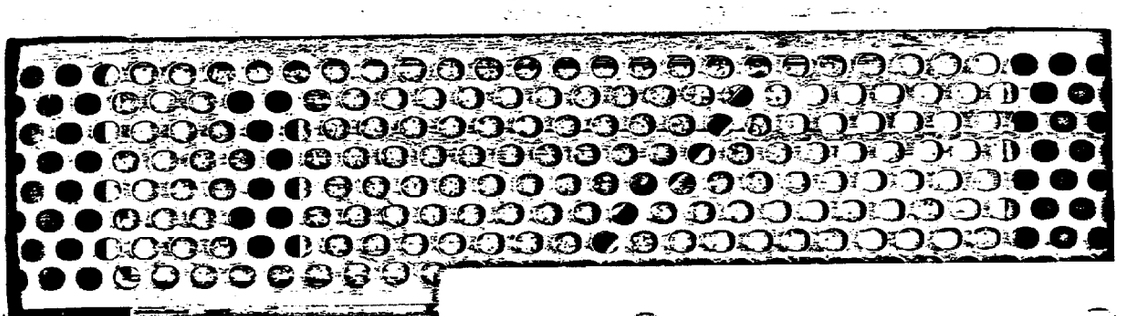
taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

046123
IDENTIF. & REFERENCE

98 JUL 14 AM 11:53
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

3202 07/14 0101 03CHECK 673.30

DCTN01WC



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

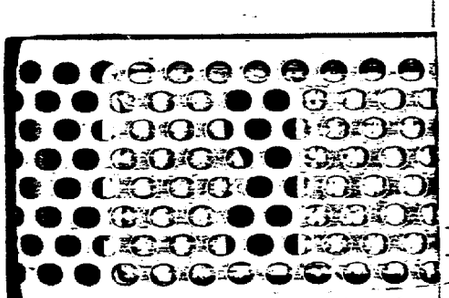
FOR _____

BOOK 11019 PAGE 300

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	179000.00
			CON TX	662.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	673.30
			CHECK	673.30
07/14/98	01	11:54	0001	3202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0462123
IDENTIF. & REFERENCE

98 JUL 14 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318906