Mail

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 178-5

BOOK 11030 PAGE 718

Send Tax Statements To: Name/Address New Owner: Name of Mortgagee:
Mortgage Investors Group, LP Charles C. Polatsek, et ux
320 N. Cedar Bluff Rd. 9599 New Hwy 96 W
Knoxville, Tn. ~~37~~ 37923 Franklin, Tn 37064

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WILLIS W. GRICE, have bargained and sold and by these presents do transfer and convey unto CHARLES L. POLATSEK and MELINDA P. POLATSEK, husband and wife, their heirs and assigns forever, the following described property, to wit:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the West side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

Beginning at a point on the westerly margin of Highway No. 96, said point being 900.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence, leaving said westerly margin of Highway No. 96, in a southwesterly direction South 57° 59' West, 525.0 feet to a point in the easterly margin of Old Harding Pike; thence, with said margin of Old Harding Pike in a northeasterly direction North 7° 34' East, 863.7 feet to a point in the westerly margin of Highway No. 96; thence, with said margin of Highway No. 96, in an easterly direction South 84° 28' East, 93.2 feet to a point; thence, continuing with said margin of Highway No. 96, in a southerly direction with a curve to the left, 369.3 feet to a point; said curve having a chord of South 21° 39' East, 368.9 feet; thence, continuing with said margin South 20° 22' East, 152.7 feet to a point, the beginning of a curve; thence, continuing with a said margin and said curve having a chord of South 30° 52' East, 96.4 feet, a length of 96.4 feet to the point of beginning.

Being the same property conveyed to Willis W. Grice, by Warranty Deed from Todd Haylett and wife, Shannon Haylett of record in Book 10068, page 781, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, his heirs and assigns, that I am lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1998 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creeks.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Diborah DK
~~DOROTHY~~ KETCHUM, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject by virtue of her former marriage to WILLIAM W. GRICE.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 17th day of July, 1998.

Willis W. Grice
WILLIS W. GRICE

Deborah Ketchum
~~DOROTHY~~ KETCHUM
Diborah DK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM W. GRICE and ~~DOROTHY~~ Deborah KETCHUM, the bargainors, 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 seal, at office, on this 17th day of July, 1998.

My Commission Expires:
1/30/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $183,500.00.

Affiant

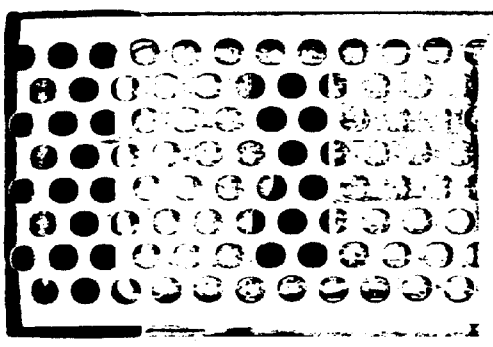
Sworn to and subscribed before me on this the 20th day of July, 1998.

My Commission Expires:
1/30/2001

Notary Public

0465433
IDENTIF. # REFERENCE
98 JUL 22 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6745 07/22 0101 03CHECK 689.96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11030 PAGE 720

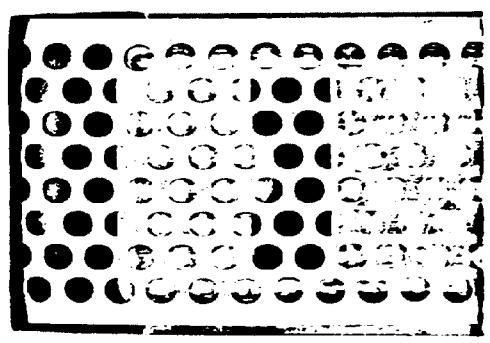
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 183500.00
CON TX 678.96
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 689.96
CHECK 689.96

07/22/98 01 13:32 0001 6745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0465433
IDENTIF. ◆ REFERENCE
98 JUL 22 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322408