FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16261

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11368 PG. 121

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER M. FULLER, IV (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 130-01/130-02
118 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 305110 (STREET ADDRESS)	PARCEL 80/46
Nashville (CITY) Tennessee (STATE) 37205 (P. O. ZIP)	Nashville (CITY) Tennessee (STATE) 37230-5110 (ZIP)	FB# 07DZ30083/80

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,

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~WALTER M. FULLER, IV AND WIFE, AMANDA M. FULLER~~

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, pages 94 and 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 and 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 Scott R. Gruchot and wife, Lisa M. Gruchot by deed from James G. Smith and wife, Eileen C. Smith of record in Book 10708, page 590, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 10751, page 324; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3740 03/04 0101 03CHECK 1376.30

unimproved ( )
This is improved ( ) 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 26th day of February, 1999

Scott R. Gruchot
SCOTT R. GRUCHOT

Lisa M. Gruchot
LISA M. GRUCHOT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11368 PG. 122

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. SCOTT R. GRUCHOT AND WIFE, LISA M. GRUCHOT

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 26th day of February 99.

My commission expires 9/25/2000 Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

My Commission E... 2000

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

055615
IDENTIF. ↑ REFERENCE

99 MAR -4 PM 1:43
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 99

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2000

WARRANTY DEED

FROM

SCOTT R. GRUCHOT AND WIFE,

LISA M. GRUCHOT

TO

WALTER M. FULLER AND WIFE,

AMANDA M. FULLER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11368 PG. 123

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0556515

IDENTIF. ↑ REFERENCE

99 MAR -4 PM 1:43

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

CAMT
369000.00
CON TX 1365.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1376.30
CHECK 1376.30

03/04/99 01 13:41 0001 3740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432915