This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

DOUGLAS R. BERRY

ATTORNEY

917 TWO MILE PARKWAY

P.O. BOX 976

GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,367.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 84.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. RIDLEY, JR. et ux	BANKERS MORTGAGE CORPORATION	17-00 235
(NAME)	(NAME)	
6122 Lickton Pike	324 West Evans St. P. O. Drawer F-20	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Florence, South Carolina 29501	10D 10603
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM J. GRIMES and wife, DEBORAH F. GRIMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. RIDLEY, JR., and wife, BEVERLY K. RIDLEY

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 the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Donald B. Carver, Surveyor dated March 12, 1977, as follows:

Beginning at a point in the north line of Lickton Pike, said point being 852 feet westerly from Freeman Hollow Road, at the beginning of a curve with a radius of 1457.40 feet; thence along the north line of Lickton Pike with said curve to the left a distance of 84.00 feet; thence leaving the line of said road North 5 degrees 34' 10" west a distance of 392.40 feet to a point; thence North 50 degrees 07' 00" east for a distanct of 446.93 feet; thence south 07 degrees 28' 00" west for a distance of 450.00 feet to a point; thence North 83 degrees 00' 00" for a distance of 184.30 feet to a point; thence South 03 degrees 48' 10" west for a distance of 257.00 feet to the point of beginning, and containing 3.01 acres, more or less.

Being the same property conveyed to William J. Grimes and wife, Deborah F. Grimes by deed from Charles W. Edwards and wife, Melanie G. Edwards, of record in Book 6079, page 850, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to First American National Bank of Nashville, Tn., secured by a Deed of Trust of record in Book 6079, page 853, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 6122 Lickton Pike, Goodlettsville, Tn. 37072
(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 hands this 28th day of November, 19 84

WILLIAM J. GRIMES

DEBORAH F. GRIMES

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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 William J. Grimes and Deborah F. Grimes

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of November, 1984.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ County

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 their several oaths acknowledged themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____ _____ Notary Public

I 6 6 7 6 3

IDENTIF. REFERENCE

Nov 30 9 27 AM '84

DAVIDSON COUNTY, TN

1124 11/30 153.54- CHECK

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

60367.62- CAMT.
157.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.54-
1124A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 7 6 3

IDENTIF. REFERENCE

Nov 30 9 27 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0089055