This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s)
James L. Grissom et ux
545 River Rouge Drive
Nashville, TN 37209

Send Tax Bills to:
Same

Map-Parcel Nos.:
91-7-58 & 60
Field Book Nos.:
12W-2440 & 19080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES L. GRISSOM and RICHARD LEE GREER dba G & G PROPERTIES, a partnership (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to JAMES L. GRISSOM and wife, WANDA T. GRISSOM (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT 1: THE westerly 15 feet of Lot No. 1010 and Lot No. 1012 of Block No. 18, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. 1010 and Lot No. 1012 front together 40 feet on the southerly side of Louisiana Avenue and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James L. Grissom and Richard Lee Greer, partners, d/b/a G & G Properties by deed from Carl S. Siegrist and wife, Ruby Siegrist of record in Book 5396, page 21, Register's Office for Davidson County, Tennessee.

TRACT 2: LOTS Nos. 1002, 1004, 1006, 1008 and the easterly 10 feet of Lot No. 1010 of Block No. 18, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee. Said Lots Nos. 1002, 1004, 1006, 1008 and the esaterly 10 feet of Lot No. 1010 front together 120 feet on the southerly side of Louisiana Avenue and extend back between parallel lines with the westerly margin of 51st Avenue North 150 feet to an alley.

BEING the same property conveyed to James L. Grissom and Richard Lee Greer, partners, d/b/a G & G Properties by deed from Carl S. Siegrist, Minnie V. Siegrist, Karen Joy Dahlinger and Mary E. Siegrist of record in Book 5396, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1985 property taxes, which have been prorated and assumed by the Grantees.

This is improved property known generally as 1319 51st Avenue, North, Nashville, TN 37209 (Tract 2) and Louisiana Avenue, Nashville, TN 37209 (Tract 1).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of December, 1985.

G & G PROPERTIES, a partnership

By: James L. Grissom
James L. Grissom, Partner

By: Richard Lee Greer
Richard Lee Greer, Partner

State of Tennessee
County of Davidson

Before me, Laura Roberts, of the state and county aforesaid, personally appeared James L. Grissom and Richard Lee Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of G & G Properties, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 17th day of December, 1985.

My Commission Expires:

7-18-87

Laura Roberts
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

James L. Grissom
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
17th DAY OF December, 1985.

Laura Roberts
NOTARY PUBLIC

My Commission Expires: 7-18-87

MAIL TO

IDENTIFICATION REFERENCE

6 3 8 7 2

DEC 26 11 37 AM '85

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6745 PAGE 451

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

1040 [illegible] 0- CAPIT.
270.40 CSTAX
.60 PRFEE
6.00 MDEED
CHECK 276.90-
9046A 12/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63872

IDENTIFICATION REFERENCE

Dec 26 11 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 204746