Original Compared &
Hughes Thomason, atty
250 Plaza
2 I C Tower
Nashville, Tn 37219

BOOK 6748 PAGE 993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 126500.00

Subscribed and sworn to before me, this the 27th day of DECEMBER 19 85

Affiant

My commission expires: 4/19/87 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Virginia Burton Grimes	SAME
805 Lynnbrook Drive	
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee 37215	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 117-05-0 032.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KEN L. SCHEINERT AND WIFE, BECKY H. SCHEINERT

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO VIRGINIA BURTON GRIMES AND SON, JAMES BREW GRIMES, III

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

SEE EXHIBIT 'A' ATTACHED HEREWITH

Being the same property conveyed to KEN L. SCHEINERT AND WIFE, BECKY H. SCHEINERT by deed recorded in Book 5597 at page 785, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

MAIL ENV.

6 4 2 4 8

IDENTIFICATION REFERENCE

Dec 27 12 55 PM '85

FELIX Z. WHITEHEAD REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 805 Lynnbrook Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 27th day of DECEMBER, 19 85

Ken L. Scheinert

Becky H. Scheinert

State of Tennessee
County of Davidson

BOOK 6746 PAGE 994

On this 27th day of December, 19 85, before me personally appeared Ken L. Scheinert and wife Becky H. Scheinert to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

4/19/87

Wm. C. Caldwell
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 22 on the plan of Ensworth, as of record in Book 161, pages 136 and 137, Register's Office for said County, being the southerly 100 feet of Lot No. 4 on the plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 867.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard, being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision as of record in Book 547, page 148, said Register's Office; thence with said line, north 0° 45' east 100 feet to a point 10 feet south of the southwest corner of Lot No. 5; thence eastwardly and parallel with the line between said Lot Nos. 4 and 5, 430 feet to the westerly margin of said Lynnbrook Road; thence with said Road, south 0° 45' west 100 feet to the beginning.

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 6746 PAGE 995

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

[illegible]

6 42 4 d

IDENTIFICATION REFERENCE

Dec 27 12 55 PM '85

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 205263