FILE #6097

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee

BOOK 7299 PAGE 336

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEITH M. THOMAS (NAME)	BILTMORE MORTGAGE COMPANY (NAME)	MAP 86-4
1508 Andchel Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 20127 (STREET ADDRESS)	PARCEL 8
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	FB #4D79

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, RANDALL JAMISON GRIGSBY and wife, ROBBI LYNN PARIS GRIGSBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH M. THOMAS, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase III Jackson's Retreat, as of record in Plat Book 5200, pages 517 & 518, amended in Book 6095, page 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Jamison Grigsby and wife, Robbi Lynn Paris Grigsby by deed from Randall Phillips Builders, Inc. of record in Book 6122, page 222, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6056, page 672; (3) Covenants, Conditions and Restrictions of record in Book 5741, page 360; (4) By-Laws of record in Book 5745, page 294; (5) Charter of record in Book 5745, page 283; and (6) All matters appearing on the Plan of record in Plat Book 5200, pages 517 & 518, amended in Book 6095, page 138, said Register's Office.

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN
JUL 17 3 53 PM 1987

IDENTIFI REFERENCE

46557

unimproved ( )
This is improved (XX) property, known as 1508 Andchel Drive, Hermitage, Tennessee 37076

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 14th day of July, 1987

Randal Jamison Grigsby
RANDALL JAMISON GRIGSBY

Robbi Lynn Paris Grigsby
ROBBI LYNN PARIS GRIGSBY

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Jamison Grigsby and wife, Robbi Lynn Paris Grigsby, 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 14th day of July, 1987.

My Commission Expires: 1/10/89

Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Keith M. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE OF TENNESSEE

WARRANTY DEED

FROM RANDALL JAMISON GRIGSBY and wife, ROBBI LYNN PARIS GRIGSBY

TO KEITH M. THOMAS, unmarried

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

71900.00- CASH
201.32 STAX
.50 PRFEE
6.00 MDEED
CHECK 207.82-
07/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46557.

IDENTIFICATION REFERENCE

JUL 17 8 53 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.104907