PREPARED BY:
Steve Doughty
12th Flwr, L&C Bldg.
Nashville, TN.

WARRANTY DEED

BOOK 7453 PAGE 605

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William G. Grimes	William G. Grimes	P/O
(NAME)	(NAME)	
P. O. Box 618	P. O. Box 618	Map 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Parcel 11
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged

Felix J. Neely and wife, Nancy Neely, hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said William G. Grimes

the Grantee herein, his *(successors) heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

The one-half undivided interest of the grantors to land in the Second Civil District of Metropolitan Nashville in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated May 7, 1987 and known as Job No. 87-085 and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Baker Road, said point of beginning being N65°00'49"W 183.62' to a point; thence N53°22' 38"W 31.34' from an existing iron pin at the Northwest corner of property conveyed to Michael Wayne Christian by deed of record in Book 6093, page 125, R.O.D.C., Tn.; thence S54°38'20"W 487.26' with the centerline of a 25' wide joint use ingress and egress easement to an iron pin; thence S 86°20'20"W 351.92', passing through the Southwesterly corner, of said 25' easement at 23.79' to an iron pin; thence N30°24'46"E 711.65' to an iron pin in the southerly margin of Baker Road; thence S49°26'36"E 241.47' with said southerly margin of Baker Road to an iron pin; thence S53°22' 38"E 255.24' continuing with said southerly margin of Baker Road to the point of beginning, containing 5.00 acres more or less.

Being part of the same property conveyed to William G. Grimes and Felix J. Neely by deed of record in Book 6822, page 913, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2500.00

Subscribed and sworn to before me, this the 21st day of January 19 88

Affiant

My commission expires: _____ (Affix Seal)

J. Chandler, Dep. Reg.
Notary Public

This is improved ( ) unimproved (XX) property, known as _____ (House Number) _____ (Street) _____ P.O. Address: _____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th *day of* January *19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Felix J. Neely — Felix J. Neely

Nancy Neely — Nancy Neely

21 0101 03CHECK 13.50

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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,* Felix J. Neely and Nancy Neely

the within named 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 Springfield, *Tennessee, this* 19th *day of* January, *19* 88

Lucy M. Watts
Notary Public

Commission expires 03-20-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

RUSH

DAVIDSON COUNTY, TN
FELIX J. NEELY, REGISTER
JAN 21 | 51 PM '88

IDENTIFICATION REFERENCE

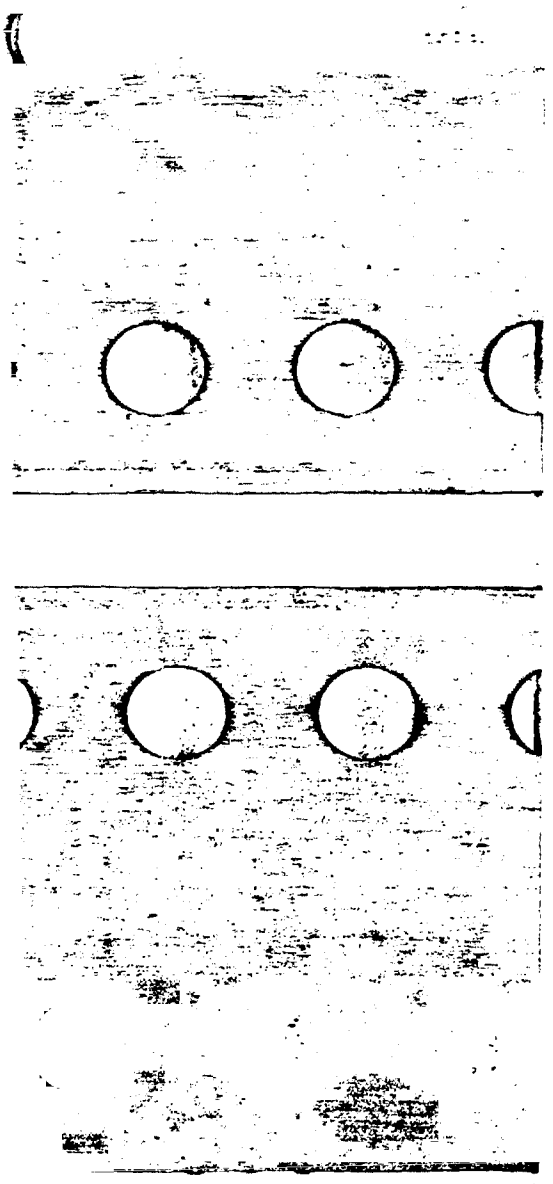
9 9 2 6 8.

WARRANTY DEED

FROM
Felix Neely, et ux Nancy Neely

TO
William G. Grimes

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CK/MT	2500.00
CON TX	7.00
PRFEE	0.50
MDEED	6.00
TOTAL	13.50
CHECK	13.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0001 0210

9.9 2.6.8.

IDENTIFICATION REFERENCE

JAN 21 1 51 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55157