FILE BOOK 43

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7609 PAGE 792

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Michael P. Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 88

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan 10, 1989

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael P. Grimes (NAME)	First Republic Mortgage (NAME)	115-3-20
713 Templeton Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	8DZ48860
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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 M. Hutsell and wife, Patricia C. Hutsell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Grimes and wife, Patricia R. Grimes

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 Davidson County, Tennessee, being Lot No. 242 on the Plan of Brookmeade, Section VII, of record in Book 2331, page 5, Register's Office for said County.

SAID Lot No. 242 fronts 110.0 feet on the southeasterly margin of Templeton Drive and extends back 388.5 feet on the southeasterly line and 318.0 feet on the northwesterly line to a dead line in the rear, measuring 185.0 feet thereon.

Being the same property conveyed to William M. Hutsell and wife, Patricia C. Hutsell by deed from Steven A. Reisinger and wife, Ellen P. Reisinger of record in Book 6435, page 725, Register's Office, Davidson County, Tennessee.

Subject to Sanitary Sewers and/or Storm Drainage Easement of record in Book 6435, page 725, said Register's Office.

5 2 8 3 5.

IDENTIFICATION REFERENCE

JUL 26 2 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) This is improved (X) property, known as 713 Templeton Drive, Nashville, TN 37205
(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 hand s this 25th day of July, 19 88

William M. Hutsell

Patricia C. Hutsell

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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 M. Hutsell and wife, Patricia C. Hutsell

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 Nashville, Tennessee, this 25th day of July, 19 88

Commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

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 his oath himself _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

William M. Hutsell and wife,

Patricia C. Hutsell

TO

Michael P. Grimes and wife, Patricia

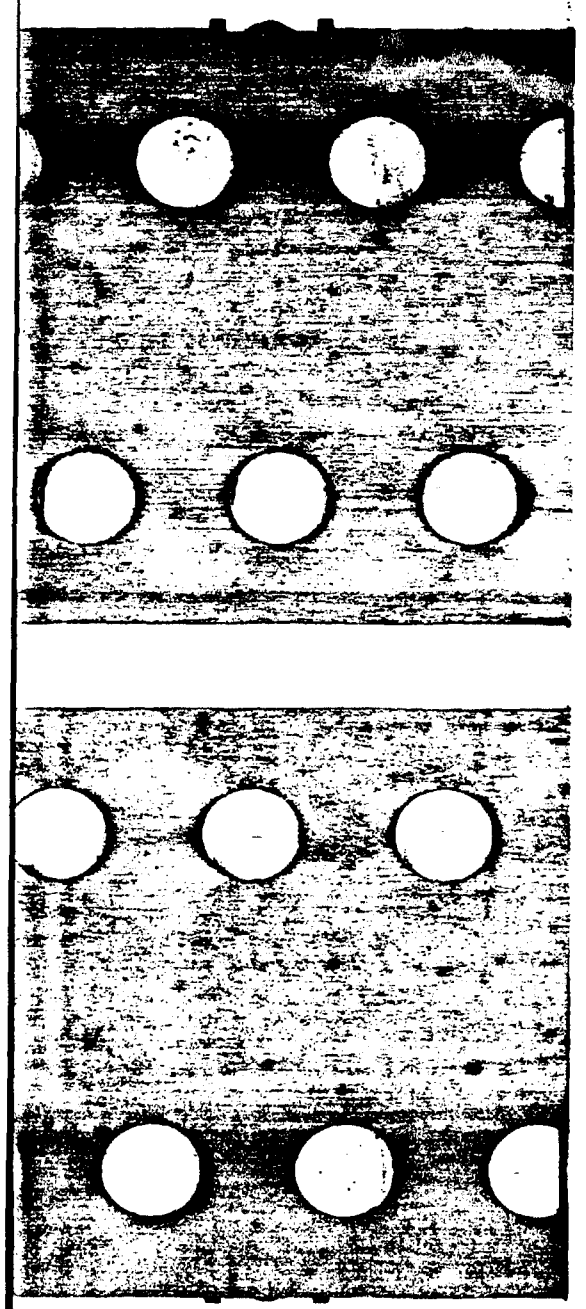
R. Grimes

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

1197 07/26 0101 03CHECK 415.70

STEVEN G. WATERS
Attorney at Law



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

CAMT 124000.00
CON TX 409.20
PRFEE 0.50
WDEED 6.00
TOTAL 415.70
CHECK 415.70
07/26/88 01 14:16 0001 1197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52835

IDENTIFI REFFERENCE

JUL 26 2 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116959