FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Atty. 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
KAREN D. TOBE	KAREN D. TOBE	84-1-24
c/o (NAME) Maurice N. Hollon	c/o Maurice N. Hollon (NAME)	
257 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	257 Riverside Drive (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

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, WE, MAURICE E. GRIGGS, JR., AND WIFE, SUE SMITH GRIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN D. TOBE

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. 415 on the Plan of Dugger Heights, Section Four, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot No. 415 fronts 102.8 feet on the westerly side of Rosebank Avenue and runs back between lines, 226 feet on the northerly line and 173 feet on the southerly line, to a broken line in the rear on which it measures 114.2 feet.

Being part of the same property conveyed to Maurice E. Griggs, Jr., and wife, Sue Smith Griggs, by deed from Susie G. Estes, Jean E. Robertson and George H. Cate, Jr., as Executor and Trustee under the Will of Mack Estes, deceased, of record in Book 5990, page 327, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. The Plan of record in Book 2083, page 86, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements.
2. Easement for sanitary sewers and/or storm drainage of record in Book 4026, page 759, Register's Office for Davidson County, Tennessee.
3. Deed of Conveyance of Water main, of record in Book 2272, page 607, Register's Office for Davidson County, Tennessee.

unimproved (X) This is improved ( ) property, known as 1200 Rosebank Avenue Nashville, TN
(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 22nd day of February, 1989

Maurice E. Griggs Jr.
MAURICE E. GRIGGS, JR.

Sue Smith Griggs
SUE SMITH GRIGGS

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Maurice E. Griggs, Jr. and wife, Sue Smith Griggs

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 19 89.

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF

Commission Expires March 16, 1991

Jo Ann Smith Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MAURICE E. GRIGGS, JR., ETUX

SUE SMITH GRIGGS

TO

KAREN D. TOBE

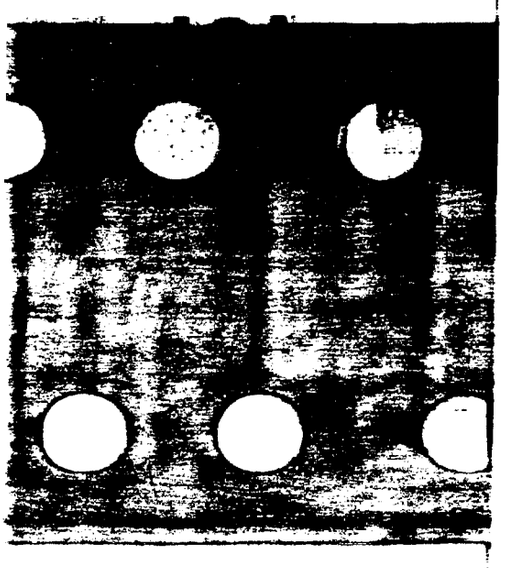
ATTORNEYS TITLE™ A Minnesota Title Company

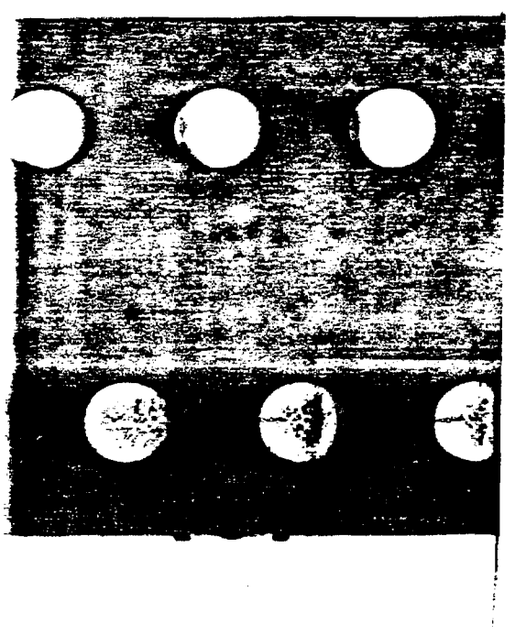
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

10698

FEB 22 1 05 PM '89

9277 02/22 0101 03CHECK 56.00





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	15000.00
CON TX	49.50
PRFEE	0.50
MISC	6.00
TOTAL	56.00
CHECK	56.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/89 01 13:07 0001 9277

10698

IDENTIFICATION REFERENCE

FEB 22 1 05 PM '89

No. 183717