25330

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

3-88 05:10 0101 03CHECK 63.10
IDENTIFICATION REFERENCE

WARRANTY DEED

MAY 10 10 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James T. Grissom 2314 Luster Rd. Goodlettsville, Tn. 37072	Same as New Owner	Map 17 Parcel P/O 56

BOOK 8106 PAGE 578

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HAROLD L. REDDING and wife, MARTHA JANE REDDING, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES T. GRISSOM, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 4

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 4 on the unrecorded survey of the Redding Subdivision dated March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

BEGINNING at an iron pin in the westerly margin of Luster Road, a corner to the property of James T. Grissom, (said point being on a curve with a chord of North 48 degrees 01 minutes 50 seconds East 280.93 feet to an iron pin; thence, North 55 degrees 00 minutes 04 seconds East 95.76 feet to a point; thence, on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet for a length of 421.7 feet to a point; thence, North 7 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the Logan property of record in Book 4533, page 555, Register's Office for Davidson County, Tennessee); thence with said margin of said road on a curve having a chord of South 41 degrees 07 minutes 56 seconds West 129.85 feet to an iron pin; thence, leaving said road North 81 degrees 06 minutes 13 seconds West 1,056.0 feet to an iron pipe marking a corner to the Harris property of record in Book 6134, page 711, said Register's Office; thence, with the line of Harris North 32 degrees 35 minutes 52 seconds East 329.85 feet to an iron pin; thence, South 70 degrees 08 minutes 48 seconds East 1,011.12 feet to the point of beginning and containing 5.06 acres, more or less.

BEING a part of the same property conveyed to Harold L. Redding and wife, Martha Jane Redding, by deed from Horace Landon Luster and wife, Audrey Luster, of record in Book 4355, page 185, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid by the escrow closing attorney, when due.

2. Subject to an Agreement for Easements and Restrictive Covenants, recorded simultaneously herewith.

3. Subject to the meanders of a branch or creek crossing the front part of the property hereinabove described, and the riparian rights of others in the said branch or creek.

And we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 4th day of May, 1990.

Harold L. Redding
HAROLD L. REDDING

Martha Jane Redding
MARTHA JANE REDDING

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD L. REDDING and wife, MARTHA JANE REDDING, 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 the 4th day of May, 1990.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

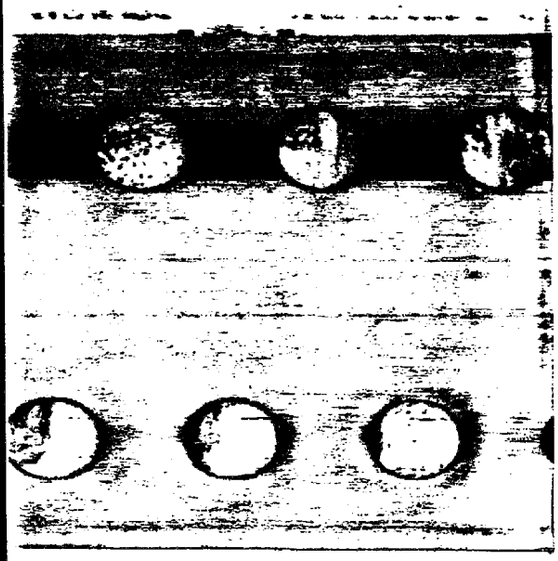
James T. Dunn
Affiant

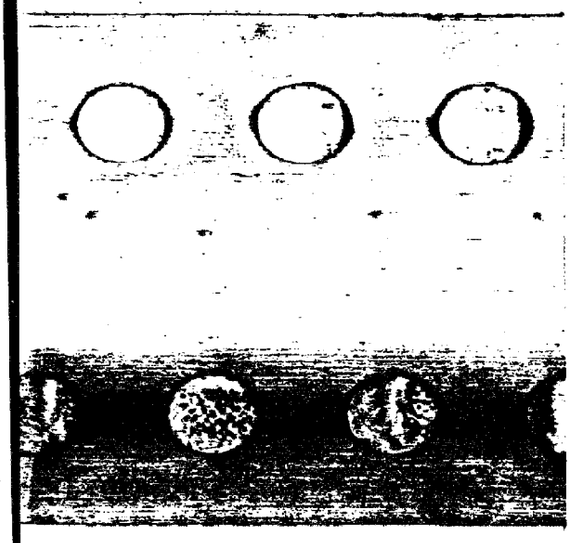
Sworn to and subscribed before me, this the 4th day of May, 1990.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93





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

RECEIVED OF _____

FOR _____

BOOK 8106 PAGE 589

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
				CAMT 17000.00
				CON TX 56.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 63.10
				CHECK 63.10
		05/10/90	01	10:29 0001 0486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25330

IDENTIFICATION REFERENCE

MAY 10 10 28 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 317950