This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 8215 PAGE 915

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
LEIGH McGRADY and CATHEY STAMPS 2005 20th Ave. S. Nashville, TN 37212	SAME	104-12-111

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SAM D. HODGES, III, TRUSTEE, with full power to bargain, sell, mortgage, or otherwise transfer without joinder of any beneficiary (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto the said LEIGH McGRADY and CATHEY STAMPS (the "Grantees"), as joint tenants with right of survivorship, their successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Calhoun's Subdivision as of record in Book 161, page 156, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sam D. Hodges, III, Trustee, with full power to bargain, sell, mortgage, or otherwise transfer without joinder of any beneficiary, by deed from J. M. Grissim of record in Book 8215, page 912, said Register's Office.

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, successors, and assigns, forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes;

2. Easements, or claims of easements, not shown by the public records;

3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

And Grantor does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons, whomsoever.

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 Grantor's hand, this 10th day of OCTOBER, 1990.

Sam D. Hodges III Trustee
SAM D. HODGES, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM D. HODGES, III, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 10th day of OCTOBER, 1990.

Bette Jane Winton
NOTARY PUBLIC

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $70,000.00

Affiant

Subscribed and sworn before me this 10th day of OCTOBER, 1990.

Bette Jane Winton
NOTARY PUBLIC

My Commission Expires: 7/23/94

64387

IDENTIF. REFERENCE

OCT 11 3 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9534 10/11 0101 03CHECK 238.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8215 PAGE 917

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 45 0001 9534

64387

IDENTIF. REFERENCE

OCT 11 3 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363791