THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is ~~$52,500.72~~.

Paul R. Grimshaw
Affiant

Subscribed and sworn to before this 16th day of November, 1990.

Notary Public

My Commission Expires: 2-23-94

BOOK 8241 PAGE 501

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
PAUL R. GRIMSHAW 4003 Murray Place Nashville, Tennessee 37216	FIRST TENNESSEE BANK P.O. Box 1000 Dept 47 Memphis, TN 38148	MAP 61-16 PARCEL 224 15DZ 30335

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND 72/100 DOLLARS ($52,500.72), paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **DOUGLAS S. JOHNSTON, JR, married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **PAUL R. GRIMSHAW, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 73 of Block "C" on the Plan Re-subdivision of Sunnymeade Unit No. 1 Subdivision of Sunny Meade Unit No. 2 recorded in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Douglas S. Johnston, Jr., by deed from Thomas Clayton Craven and wife, Helen S. Craven, of record in Book 6739, page 224, Register's Office for Davidson County, Tennessee.

MARY CATHERINE JOHNSTON, spouse of Douglas S. Johnston, Jr., joins in this conveyance to convey any interest she may in the subject property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank National Association of record in Book 6739, page 227, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 4003 Murray Place, Nashville, Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind my 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. 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16 day of November, 1990.

DOUGLAS S. JOHNSTON, JR.

PAUL R. GRIMSHAW

MARY CATHERINE JOHNSTON

9155 11/21 0101 03CHECK 180.25

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 DOUGLAS S. JOHNSTON, JR. and wife, MARY CATHERINE JOHNSTON and PAUL R. GRIMSHAW, unmarried, the bargainors, 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 this 16th day of November, 1990.

Notary Public

My Commission Expires:

1-23-94

7 4 1 4 1

IDENTIF. TREFERENCE

Nov 21 8 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8241 PAGE 503

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

MAMT 52500.72
ERR CO
MAMT 52500.72-
CAMT 52500.72
CON TX 173.25
PRFEE 1.00
WDEED 6.00
TOTAL 180.25
CHECK 180.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/90 01 08:49 0001 9155

7 4 1 4 1

IDENTIF. TREFERENCE

Nov 21 8 51 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375147