Box 58

BOOK 8318 PAGE 711

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES: 5/20/92

(AFFIX SEAL)

**SPECIAL WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY
Real Estate Loan Services, 1100 Kermit Drive, Nashville, Tennessee 37217

| NAME AND ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS | MORTGAGEE | MAP-PARCEL NUMBERS |
| Jon R. Grimson (NAME) | Community Mortgage Corp. (NAME) | Map 102-15 |
| 808 Clematis Dr. (STREET ADDRESS OR ROUTE NUMBER) | 2175 Germantown Rd. S. Ste. 310 (STREET ADDRESS) | Parcel 42 |
| Nashville TN 37205 (CITY) (STATE) (P.O. ZIP) | Memphis TN 38138 (CITY) (STATE) (P.O. 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, TRANSAMERICA FINANCIAL SERVICES COMPANY, an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Jon. R. Grimson and wife, Cynthia G. Grimson

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. 306 on the Plan of Brook Meade, Section IX, of record in Book 2331, pages 34 and 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Transamerica Financial Services Company by deed from William B. Cannon, Jr., P.C., Substitute Trustee, dated January 15, 1991, recorded February 8, 1991, Book 8289, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, and to easements and setback lines of record in the Register's Office for Davidson County, Tennessee.

**and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through, and under the Grantor, but not otherwise.

unimproved ( )
This is improved (XXX) property, known as 808 Clematis Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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, [illegible] 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 his hand this 15th day of March, 19 91

TRANSAMERICA FINANCIAL SERVICES COMPANY

By: William J. Cox

Its: William J. Cox, Vice President

TRANSAMERICA FINANCIAL SERVICES 1976 OHIO

STATE OF TENNESSEE
Davidson County

BOOK 8315 PAGE 712

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

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

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

Notary Public

Commission Expires

STATE OF ~~TENNESSEE~~ Ohio
~~Davidson County~~ Franklin County

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William J. Cox

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 Vice President of the TRANSAMERICA FINANCIAL SERVICES COMPANY a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as William J. Cox, Vice President.

Witness my hand and official seal at Westerville, Ohio, this 15th day of March 19 91

Debbie K. Jones
Notary Public

Commission Expires 11/23/94

DEBBIE K. JONES
Notary Public, State of Ohio
My Commission Expires Nov. 23, 1994

WARRANTY DEED

FROM

TO

02498

IDENTIF. TREFERENCE

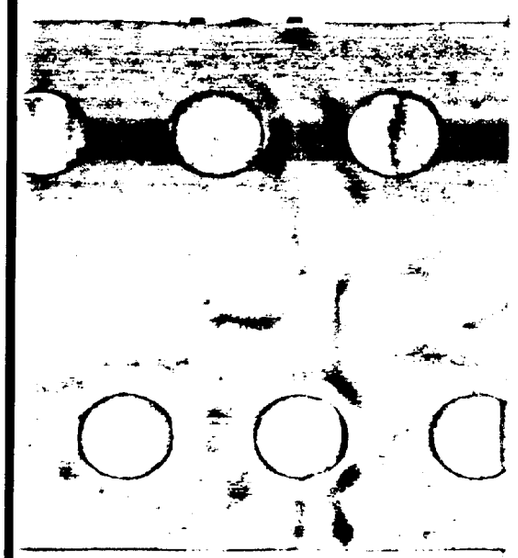
MAR 28 3 40 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7442 03/28 0101 03CHECK 297.40

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 8318 PAGE 713

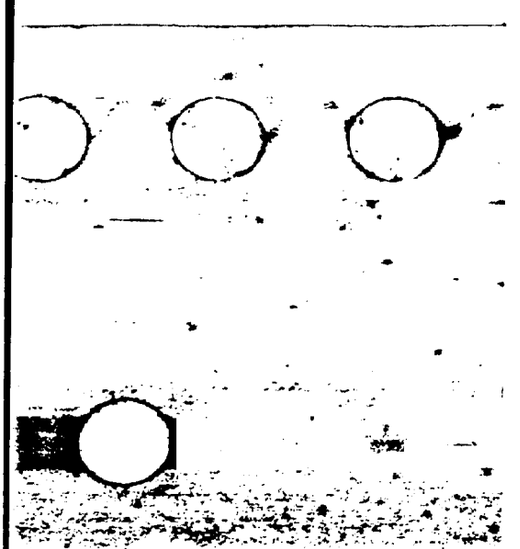
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 88000.00 |
| CON TX | 290.40 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 297.40 |
| CHECK | 297.40 |

03/28/91 01 15:40 0001 7442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02498

IDENTIF. TREFERENCE

MAR 28 3 40 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 408167