Prepared By: Frank Abernathy
King & Ballow
200 Fourth Ave.,North
Nashville, Tn 37219
(615) 259-3456

59

WARRANTY DEED

BOOK 8326 PAGE 674

Address New Owner As Follows:

Dr. Oliver W. Presley
640 Shipp Lane
Nashville, Tennessee 37207

Send Tax Bills To:

Dr. Oliver W. Presley
640 Shipp Lane
Nashville, Tennessee 37207

Mortgagee:

Associates Financial
3411 Clarksville Highway
Nashville, Tennessee 37218

Map & Parcel No.:

92-3-54; 3W04300

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Amelia A. Grinstead and Scott E. Grinstead, Jr. have this day bargained and sold, and do hereby transfer and convey unto Oliver W. Presley, M.D., the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being the westerly half of Lot No. 20 on the Map of the Subdivision of Lot No. 3 of the Elizabeth Harding Plan, of record in Book 57, Page 67, Register's Office for said County.
>
> Said part of said Lot No. 20 front 25 feet on the northerly side of the Hefrernan Street and runs back between parallel lines 182 feet to an alley.
>
> Being the same property conveyed to Amelia Grinstead and Scott E. Grinstead, Jr. by will from Scott Edward Grinstead, Sr. of record in Book 147, Page 159, Register's Office, Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 147, page 159, said Register's Office and to the matters set forth in the above referenced plan of record.

This is improved property known as 2108 MeHarry Blvd., Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 our hands this 3rd day of April, 1991.

Amelia A. Grinstead
AMELIA A. GRINSTEAD

Scott E. Grinstead Jr. - Amelia A. Grinstead
SCOTT E. GRINSTEAD, JR.
by Power of Attorney

STATE OF CALIFORNIA)
) ss
COUNTY OF Riverside)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Amelia A. Grinstead and Scott E. Grinstead, Jr. who having been duly sworn, on oath says as follows:

That they are the lawful owner of all that land lying and being in Davidson County, Tennessee, and known as 2108 Meharry Blvd.

Deponent further says that there are no unpaid or unsatisfied Deeds of Mortgages, Claims of liens, special assessments for sewage or street improvements unpaid taxes, which could constitute a lien against said land except: as shown on dispursement letter.

Deponent further says that there is no outstanding indebtedness for equipment, appliance, or other fixtures attached to said property; and

That the lines and bounds of said property are as set forth in Deed to Deponent and there are not disputes concerning said lines and bounds; and

That there are no pending suits, proceedings, judgements, bankruptcies, liens or executions against said Deponent either in the aforesaid county or any other county in the State of Tennessee; and

That no improvements or repairs have been made on the above described property during the three month period preceeding this date and that there are no outstanding bills incurred for labor and materials used in making improvements or repairs on said premises or for services of architects, surveyors or engineers incurred in connection therewith; and

That Amelia A. Grinstead has executed this Deed on behalf of Scott E. Grinstead, Jr. pursuant to that certain general power of attorney dated January 25, 1991, which Amelia A. Grinstead has sworn this day that the power of attorney is in full force and effect and has not been revoked as of the date hereof.

That the actual consideration or value, which is greater, for this transfer is $32,000.00.

Amelia A. Grinstead
AFFIANT

Subscribed and sworn to before me this 3 day of April, 1991.

My Commission Expires:

10-19-92

C. Rackleff
NOTARY PUBLIC

OFFICIAL SEAL
C. RACKLEFF
Notary Public-California
RIVERSIDE COUNTY
My Commission Expires
October 19, 1992

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

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Before me, C. RACKLEFF, a Notary Public in and for the State and County aforesaid, personally appeared the within named grantors, Amelia A. Grinstead and Scott E. Grinstead (by general power of attorney granted to Amelia A. Grinstead, 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 RIVERSIDE County, California, this 3 day of APRIL, 1991.

My Commission Expires:

10-19-92

NOTARY PUBLIC

OFFICIAL SEAL
C. RACKLEFF
Notary Public-California
RIVERSIDE COUNTY
My Commission Expires
October 19, 1992

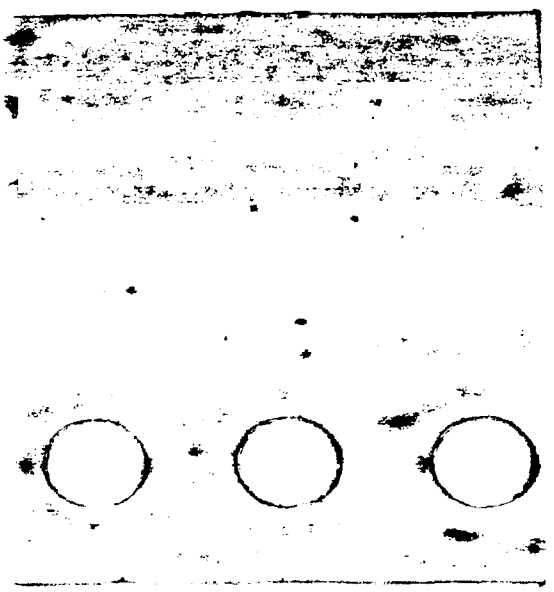
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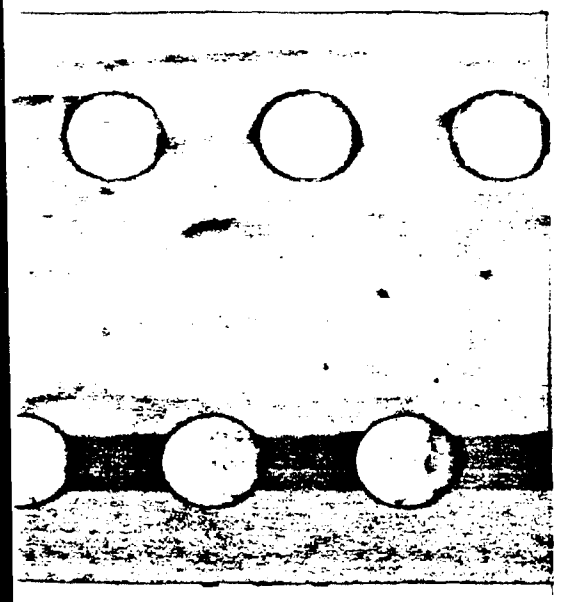
05266

IDENTIF. TREFERENCE

APR 9 9 15 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8326 PAGE 677

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	32000.00
CON TX	105.60
PRFEE	1.00
WDEED	9.00
TOTAL	115.60
CHECK	115.60

04/09/91 01 09:13 0001 3240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05266

IDENTIF. TREFERENCE

APR 9 9 15 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY T.N.

No. 411319