47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 92

_____
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary W. Maddern (NAME) | Same as New Owners (NAME) | 23W 7180 |
| 5372 Old View Road (ADDRESS) | (ADDRESS) | 83-9-357 |
| Antioch (CITY) TN (STATE) 37013 (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, DONALD AUGUST GRIMES, EMMA DEAN GRIMES, DONALD EUGENE GRIMES, AND WILLIAM JEFFERY GRIMES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Maddern and wife, Lori Maddern

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. 61 in the Subdivision of the Lindsley 29-Acre Tract of record in Book 57, page 66, Register's Office for said County.

Said Lot 61 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Franklin Grimes and wife, Mildred Ann Grimes, by deed from Jean Grimes Hendricks of record in Book 2277, page 228, Register's Office for said County. The said William Franklin Grimes having conveyed his interest to Mildred Ann Grimes of record in Book 2448, page 75, REgister's Office for Davidson County, Tennessee. The said Mildred Ann Grimes having since died intestate leaving Donald August Grimes and Franklin Eugene Grimes as her only heirs-at-law. The said Franklin Eugene Grimes having since died intestate leaving Emma Dean Grimes, Donald Eugene Grimes and William Jeffery Grimes as his only heirs-at-law. By Order No. 96058 in the Probate Court of Davidson County, Tennessee, dated November 12, 1991, In Re: The Estate of Franklin Eugene Grimes, Deceased, subject property was ordered to be sold with one-half of the net proceeds, after payment of the mortgage, distributed to the estate of Franklin Eugene Grimes, deceased.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 1513 Forrest Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30th day of April, 19 92

Emma Dean Grimes

Donald August Grimes

Donald Eugene Grimes

By: Ronald L. Stone, Attorney-in-Fact

William Jeffery Grimes


DMTN01W 1288 First Data Systems, Inc 1-800-626-5427

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 EMMA DEAN GRIMES, DONALD EUGENE GRIMES, AND WILLIAM JEFFERY GRIMES

the bargainor—s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that They/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of April, 19 92.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONALD L. STONE, to me known to be the person who executed the foregoing instrument in behalf of DONALD AUGUST GRIMES, and acknowledged that he executed the same as the free act and deed of the said DONALD AUGUST GRIMES.

Witness my hand and seal at Madison, Tennessee, this 30th day of April, 1992.

Judy G. Utley
Notary Public

My commission expires: 11-25-95



09292

WARRANTY DEED

FROM

TO

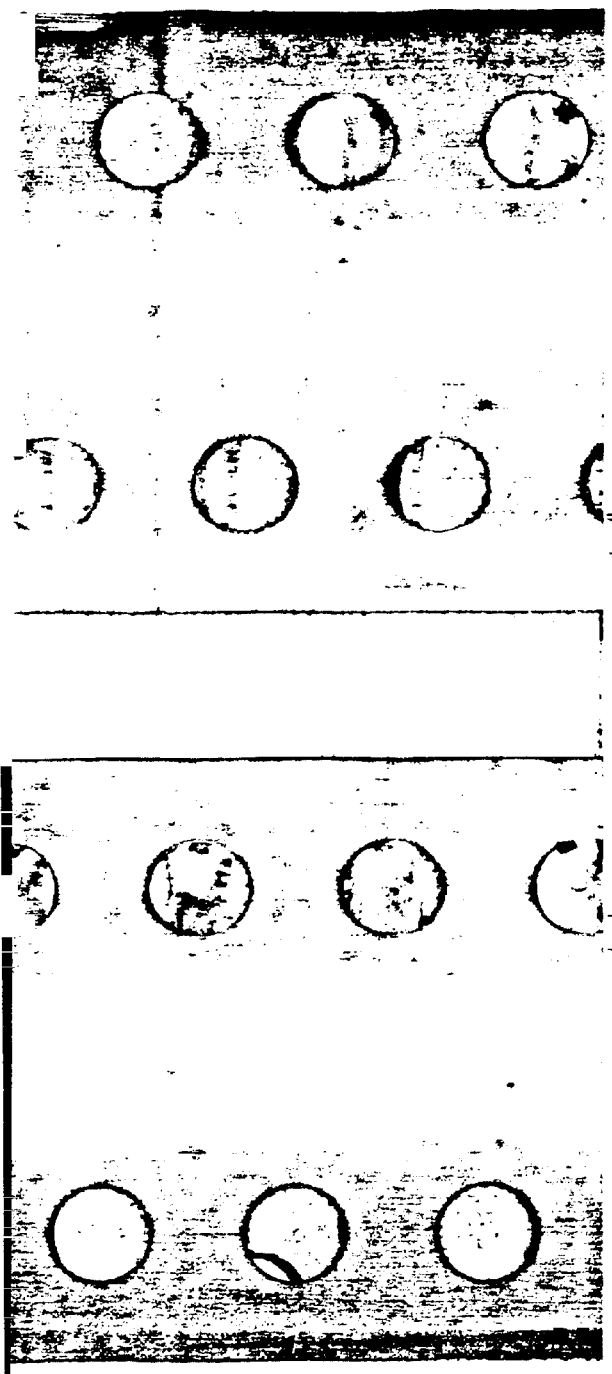
Gary W. Maddern and wife, Lori Maddern

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Ave., Suite 100
Madison, TN. 37115

5608 05/11 0101 03CHECK 103.20



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8623 PAGE 392

| | | |
|---|---|---|
| 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 | 26000.00 |
| | | | CON TX | 96.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 103.20 |
| | | | CHECK | 103.20 |
| 05/11/92 | 01 | 10:41 | 0001 | 5608 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09292

IDENTIFICATION REFERENCE

MAY 11 10 40 AM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 529841