THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William L. Grimes, et ux 1200 Pecca Rd. Madison, Tn. 37115	Same as New Owner	Map 43-15 Parcel 197 I.D. No. 11D 91955

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MORRIS C. DENSON and wife, ANN DENSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WILLIAM L. GRIMES and wife, SHIRLEY E. GRIMES, hereinafter referred to as 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. 97 in the Kingsway Green Subdivision, of record in Plat Book 3842, page 227, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Morris C. Denson and wife, Ann Denson by deed from Annie S. Holleman, a widow, of record in Book 5771, page 159, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 100 Wychewood Cove, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 4280, page 68, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 3842, page 227, said Register's Office.

And WE, the GRANTORS, 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.

SHIRLEY E. GRIMES executes this Warranty Deed as Attorney in Fact for WILLIAM L. GRIMES, under a General Power of Attorney of record in Book 8494, Page 43, in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 4th day of June, 1992.

"GRANTORS"

Morris C. Denson
MORRIS C. DENSON

Ann Denson
ANN DENSON

"GRANTEES"

William L. Grimes
WILLIAM L. GRIMES by and through his Attorney-in-Fact, Shirley E. Grimes

Shirley E. Grimes
SHIRLEY E. GRIMES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS C. DENSON and wife, ANN DENSON, and SHIRLEY E. GRIMES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of June, 1992.

Kathy Burnett Nichols
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 4th day of June, 1992, before me, personally appeared SHIRLEY E. GRIMES, to me known to be the person who executed the foregoing instrument on behalf of WILLIAM L. GRIMES, and acknowledged that she executed the same as the free act and deed of the said WILLIAM L. GRIMES.

WITNESS my hand, at office, this the 4th day of June, 1992.

Kathy Burnett Nichols
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Shirley E. Grimes
Affiant

Sworn to and subscribed before me, this the 4th day of June, 1992.

Kathy Burnett Nichols
NOTARY PUBLIC

My Commission Expires: 12/29/93

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MAIL ENVELOPE

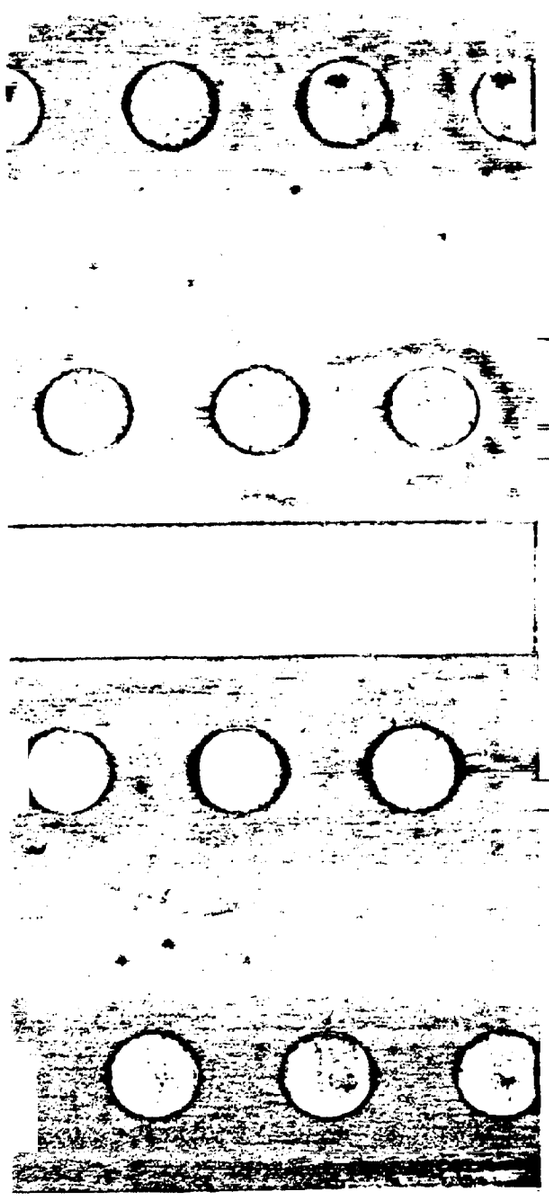
9336 06/09/92 03CHECK 92-10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8647 PAGE 34

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	23000.00
			CON TX	85.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	92.10
			CHECK	92.10
06/09/92	01		08:31 0001	9396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 9 8 32 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 539170