Box 41

This Instrument Prepared By:
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

BOOK 8865 PAGE 848

ADDRESS NEW OWNER:
Dennis C. Grass
6505 Arrowhead Springs Court
Brentwood, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, Tennessee 37064

MAP AND PARCEL:
MAP 142-16
GROUP A-76
PARCEL 09D-79218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth D. Sheesley and wife, Katherine Anderson Sheesley ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Dennis C. Grass ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76, as shown on the Plat of Devon Park Phase II, as of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth D. Sheesley and wife, Katherine Anderson Sheesley by deed from Charles Burridge, Trustee, with full power, of recordd in Book 7751, page 831, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that which appears in the previous deed.

This is improved property known as 1420 Hampshire Place, Nashville, TN 37221.

This conveyance is made subject to:

1. 1993 Davidson County taxes, a lien not yet due and payable
2. Restrictive covenants contained in instrument of record in Book 6176, page 7, Book 6541, page 542 and Book 6967, page 156, said Register's Office.
3. All matters as shown on the Plan of record in Book 6250, page 432, said Register's Office.
4. Easement granted Metropolitan Government by and through Electric Power Board of record in Book 4603, page 495, Register's Office for Davidson County, Tennessee, along the northern boundary of the 4.01 acre tract.
5. A 15 foot water line easement across northeast corner of the 4.01 acre tract of record in Book 5258, page 278, said Register's Office.

6. A 15 foot easement along west boundary of the 47.42 acre tract of record in Book 5473, page 175, said Register's Office.

7. Reservation of easement as contained in Ordinance No. 82-856 for utility installation and maintenance.

8. Storm Water Detention Agreement between STM Devon Park Partnership and the Metropolitan Government of Nashville and Davidson County of record in Book 6145, page 252, and Book 6503, page 144, and Book 6900, page 59, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of February, 1993.

Kenneth D. Sheesley

Katherine Anderson Sheesley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth D. Sheesley and wife, Katherine Anderson Sheesley, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

Dianne C. Green
AFFIANT

Subscribed and sworn to before me
this 5th day of February, 1993.

Deborah Poole
NOTARY PUBLIC

My Commission Expires: Feb. 2, 1994

3970 02/16 0101 03CHECK 531.00

92651

IDENTIFICATION

FEB 16 11 38 AM '93

CLIK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/93 01 11:36 0001 3970

9265 I:

IDENTIFI REFERENCE)

FEB 16 11 38 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621606