FILE BOX 38

FIRST TITLE AND ESCROW COMPANY, INC.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9110 PAGE 421

No. 11983

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PAUL ANTHONY GRIMES | SEARS MORTGAGE CORPORATION | 131-3 |
| (NAME) 1725 Temple Avenue | (NAME) 2500 Lake Cook Road | 198.03 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215 | (STREET ADDRESS) Riverwoods, Illinois 60015 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (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, MARGARET ANN SMITH, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL ANTHONY GRIMES AND KATHRYN ANN GRIMES, both unmarried, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 55 on the Plan of Neil Hunt Subdivision, as of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret Ann Smith by deed from Ira T. Adams and wife, Martha S. Adams of record in Book 3813, page 439, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and paid by the Seller; and (2) All matters appearing on the Plan of record in Plat Book 974, page 19, said Register's Office.

72473
IDENTIF. & REFERENCE

93 OCT -8 PM 2:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( XX ) property, known as 1725 Temple Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of October, 19 93

Margaret Ann Smith
MARGARET ANN SMITH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ANN SMITH

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of October, 19 93

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Kathryn A Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

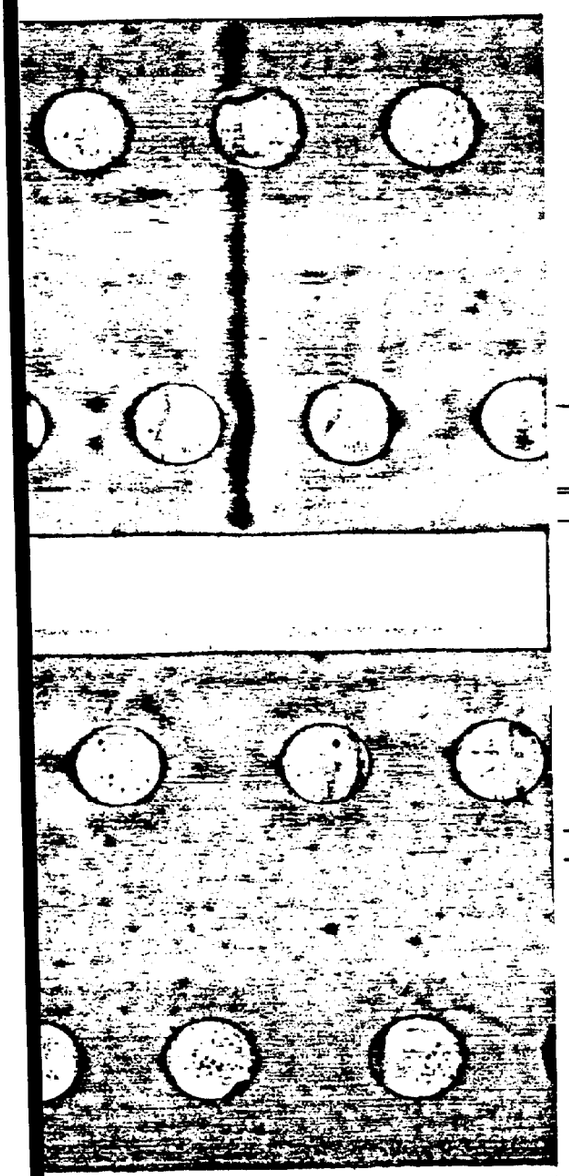
WARRANTY DEED

FROM MARGARET ANN SMITH

TO PAUL ANTHONY GRIMES AND KATHRYN ANN GRIMES

0091 10/08 0101 03CHECK 475-20

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9110 PAGE 423

| | | |
|---|---|---|
| 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 |
| | | | | 126000.00 |
| | | | | CON TX 466.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 475.20 |
| | | | | CHECK 475.20 |
| | | | 10/08/93 01 | 14:28 0001 0091 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

72473
IDENTIF. # REFERENCE

93 OCT -8 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3

**No. 707975**