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mail

THIS INSTRUMENT PREPARED BY:
WILLIAM L. ROSENBERG
3200 West End Ave., Suite 500
Nashville, Tennessee 37203

4343 09/02 0101 03CHECK 702.75

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Douglas M. Grisham
612 Timber Lane
Nashville, TN 37215

Same

104-2-391
104-2-392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Douglas M. Grisham
Affiant

Subscribed and sworn to before me this 31st day of AUGUST, 1994.

William L. Rosenberg
Notary Public

My commission expires: April 16, 1995

94 SEP -2 AM 11:55

87574
IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John S. Phipps, Sr. and wife, Martha M. Phipps**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas M. Grisham**, hereinafter called the Grantee, his and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot 23 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Spring Tract as of record in Book 161, page 77, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the westerly side of 29th Ave. South, formerly Williams Avenue, at one time called 30th Avenue South, and runs back between parallel lines, 135 feet to an alley.

TRACT NO. 2.

Land in Davidson County, Tennessee, being Lot 24 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Tract, as of record in Book 161, page 77, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of 29th Ave. South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to John S. Phipps, Sr. by deed from James F. Holt, Jr., a single person, of record in Book 7555, page 918, Register's Office for Davidson County,

Tennessee; and being the same property conveyed to John S. Phipps, Sr. and wife, Martha M. Phipps, by quitclaim deed from John S. Phipps, Sr. of record in Book 9120, page 704, said Register's Office.

This is the same description used in the previous deed of record.

This property is subject to 1994 taxes, which are being prorated between the parties and assumed by the Grantee, the plan of record in Book 161, page 77, Register's Office for Davidson County, Tennessee, and restrictions recorded in Book 4626, page 719, said Register's Office.

This is unimproved property known as 115-117 29th Ave. South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 our hands this 31st day of August, 1994.

John S. Phipps, Sr.

Martha M. Phipps

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

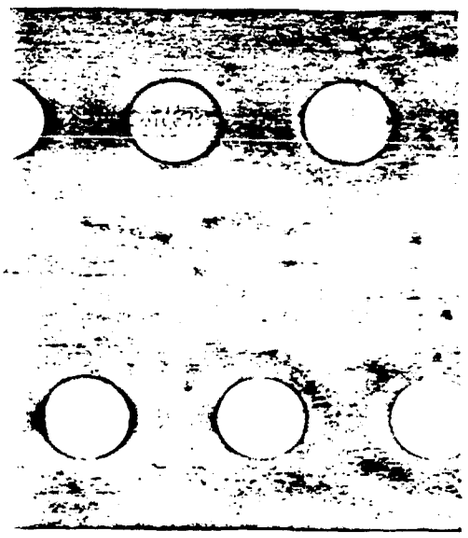
Personally appeared before me, Lois B. Jeffery, Notary Public, John S. Phipps, Sr. and wife, Martha M. Phipps, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1994.

Lois B. Jeffery
Notary Public

My commission expires: Jan. 24, 1998

DEED.116



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 187500.00
CON TX 693.75
PRFEE 1.00
WDEED 8.00
~~TOTAL 702.75~~
~~CHECK 702.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 11:55 0001 4848

87574
IDENTIF. ↑ REFERENCE

94 SEP -2 AM 11:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831221