BOOK 9582 PG 697

FROM: Dennis C. Grass

TO: Katherine Anderson Sheesley

THIS INSTRUMENT PREPARED BY:
William E. Pitts, Esq.
Paulus & Pitts
155 Franklin Road, Suite 144
Brentwood, TN 37027

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Katherine Anderson Sheesley 1420 Hampshire Place Nashville, TN 37221	SAME KAS	142-16A-76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $134,969.87.

Katherine Anderson Sheesley
Affiant

Subscribed to and sworn to before me, this 3 day of January, 1995.

William E Pitts
Notary Public

My Commission expires: December 10, 1996

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DENNIS C. GRASS, a resident of the State of Tennessee (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto KATHERINE ANDERSON SHEESLEY (hereinafter the "GRANTEE"), her successors and assigns, all right, title and interest of GRANTOR in and to a certain tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of Devon Park, Phase II, as shown on plat of record in Plat Book 6250, page 432, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Dennis C. Grass, by Deed of Record in Book 8865, page 848, Register's Office for Davidson County, Tennessee.

The herein described property is improved property known as 1420 Hampshire Place, Nashville, Tennessee 37221, and is not the principal residence of Grantor.

TO HAVE AND TO HOLD the said real property, together with all rights, privileges, appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her successors and assigns, forever.

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said real property and has a good right to convey it, and said real property is unencumbered except for such matters as are described in Exhibit A attached hereto and incorporated herein by reference. GRANTOR further covenants and binds himself, his successors and assigns to warrant specially and forever defend

the title to said real property to GRANTEE, her successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters described in Exhibit A), but not further or otherwise. 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 GRANTOR has executed this Special Warranty Deed on this the 30th day of December, 1994.

Dennis C. Grass
DENNIS C. GRASS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis C. Grass, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 30th day of December, 1994.

Margaret M. Pritchett
NOTARY PUBLIC

My Commission Expires:

September 21, 1996

22489
IDENTIF. + REFERENCE

95 JAN -3 PM 4:05
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

PERMITTED ENCUMBRANCES

1. 1995 ad valorem property taxes, a lien which are not yet due and payable.

2. Utility easements as reserved in Ordinance No. 82-856.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4603, page 495.

4. Easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, as set forth in instrument recorded in Book 5258, page 276 and Book 5473, page 175.

5. Storm Water Detention Agreement of record in Book 6145, page 252, Book 6503, page 144, and Book 6908, page 59.

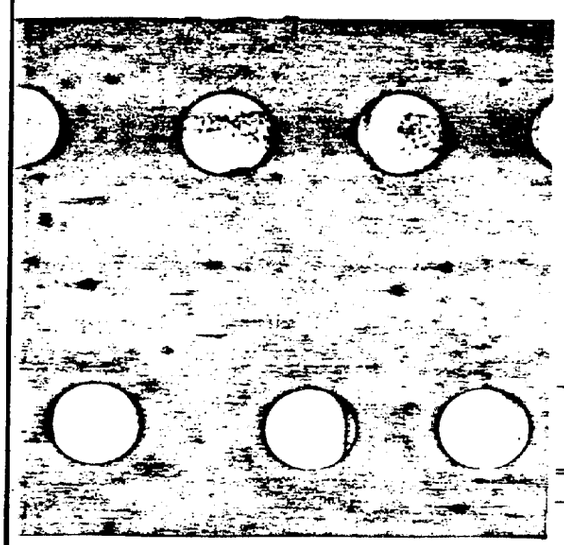
6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6176, page 7, as amended by Book 6541, page 542 and Book 6967, page 156, and in any allied instrument(s) referred to in said restrictions.

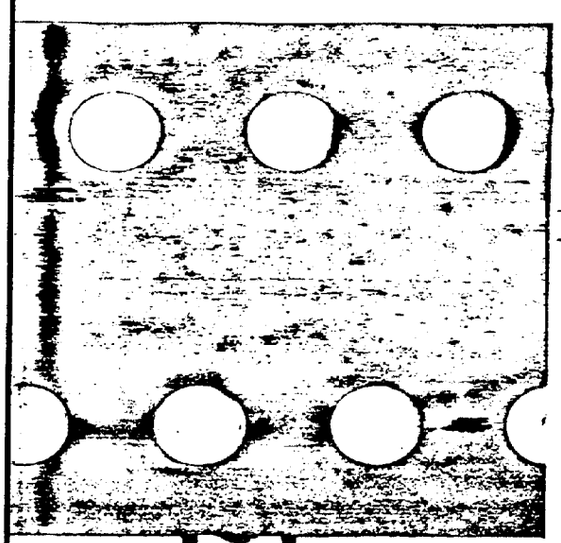
7. Restrictions shown on Plat recorded in Book 6250, page 432.

8. Easement(s) and Building setback(s) as shown on Plat recorded in Book 6250, page 432.

f:\pdg\sheesley.swd

8831 01/03 0101 03CHECK 512.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9562 PG 700

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	
				134969.87
			CON TX	499.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	512.50
			CHECK	512.50
01/03/95	01		16:05 0001	8831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22489
IDENTIF. ↑ REFERENCE

95 JAN -3 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868708