BOOK 9597PG988

This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

2808 02/20 0101 03CHECK 121.41

ADDRESS NEW OWNER:
JIMMY D. GRAVES
2836 Colonial Circle
Nashville, TN 37214

SEND TAX BILLS:
UNION PLANTERS BANK
P. O. Box 3137
Memphis, TN 38173-0137

MORTGAGEE:
SAME AS TAX BILLS

MAP AND PARCEL:
Map: 96-6
Parcel: 36
F.B. 3DZ57530

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, Grady Lee Baines and wife, Sadie Mae Baines, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy D. Graves, hereinafter called the Grantee, his 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. 24 on the Plan of Colonial Village, of record in Book 1424, Page 58, Register's Office for said County.
>
> Said Lot No. 24 fronts 70.0 feet on the northerly margin of Colonial Circle and extends back 270.0 feet on the easterly line and 242.97 feet on the westerly line to a broken line in the rear, measuring 79.93 feet thereon
>
> Being the same property conveyed to Grady Lee Baines and wife, Sadie Mae Baines, by Warranty Deed dated December 5, 1975, from Thomas I. Hanner and wife, Anne Elizabeth Hanner, of record in Book 4978, Page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as 2836 Colonial Circle, Nashville, TN, 37214.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

PICK-UP

95 FEB 21 AM 8:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
35130

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this Deed and his signature hereinafter below, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any further or future liability associated with the existing first mortgage indebtedness on the subject property owed to Union Planters Bank, commencing with the payment due on March 1, 1995, which mortgage indebtedness is evidenced by an instrument of record in Book 4905, Page 681, Register's Office for Davidson County, Tennessee. Any escrow account relating to the indebtedness being assumed by Grantee is transferred to the said Grantee, as is the hazard insurance.

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, the Grantors, 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 Grantee, his heirs 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 16th day of February, 1995.

Grady L. Baines
GRADY LEE BAINES, Grantor

Sadie Mae Baines
SADIE MAE BAINES, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grady Lee Baines and Sadie Mae Baines, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they and each of them executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 16th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 1-24-98

DAVID R. KENNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

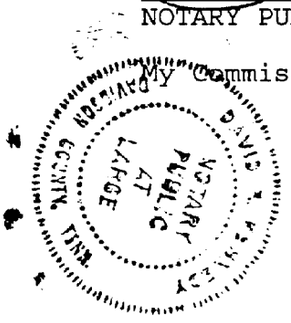
The actual value or consideration, whichever is greater, for this transfer is $ 29,263.64 .

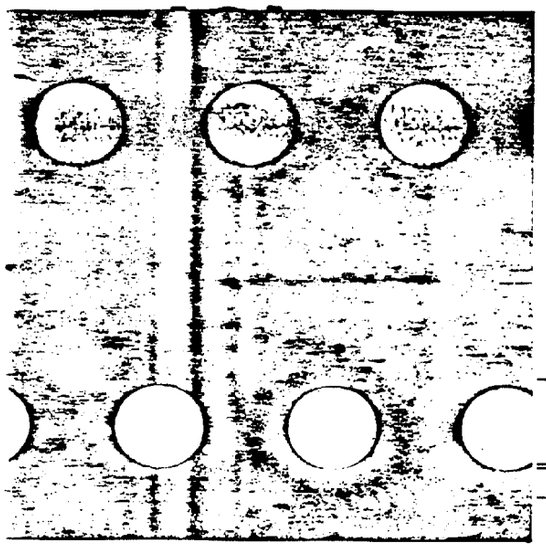
AFFIANT

Subscribed and sworn to before me
this 16th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 1-24-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

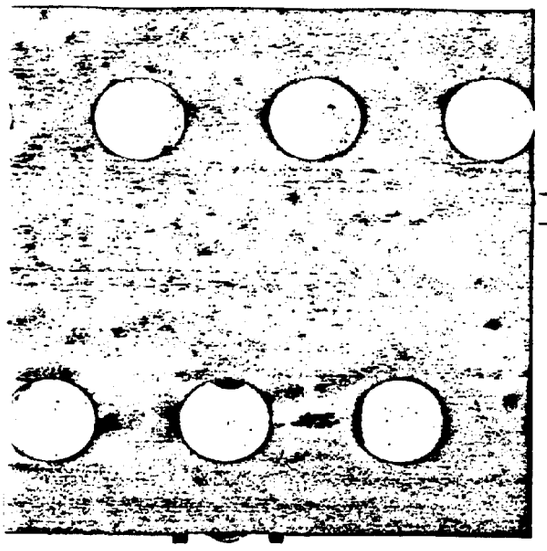
RECEIVED OF _____

FOR _____

BOOK 9597 PG 991

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 29263.64
CON TX 108.41
PRFEE 1.00
WDEED 12.00
TOTAL 121.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 121.41

02/20/95 01 20:51 0001 2808

35130
IDENTIF. # REFERENCE

95 FEB 21 AM 8:52

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

No. 882503