BOOK 9945 PG 189

ADDRESS OF NEW OWNER:
James Grigsby et ux
2606 Booker Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:
SAME

MAP 92-6
PARCEL 501

WARRANTY DEED

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, WE, Barbara Nance, Benford Nance, Winford Nance and Thelma Fisher HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Grigsby and wife, Gwendolyn Grigsby HEREINAFTER CALLED THE GRANTEES, THEIR 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. 86 on the Plan of Faulconer and Ashcraft's Subdivision of Lots 18 and 19 in the Boyd McNairy Tract, as of record in Book 57 , page 121, Register's Office for said County.

Said Lot No. 86 fronts 36 feet on the northerly side of Booker Street, formerly Hamilton Street and runs back between parallel lines 16 feet to an alley.

Being the same property conveyed to Jonas E. Nance and wife, Arris J. Nance (both deceased) by deed from W.L. Bainridge Company of record in Book 4188, page 98, Register's Office of said County.

Being the same property conveyed to Barbara Nance, Benford Nance, Winford Nance and Thelma Fisher by deed from Claudia Bonnyman, Clerk and Master, of record in Book 9927, page 548, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 2606 Booker Street
(House Number) (Street)

Nashville, TN 37208
(P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 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 **HAND THIS** 1st **DAY OF** Feb, **19**96.

Barbara Nance Benford O Nance Sr.

Winford Nance Thelma Nance Fisher
Martha Nance

Prepared by:
MONTE D. WATKINS
Attorney at Law
176 Second Ave. N., Ste. 300
Nashville, TN 37201

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STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Barbara Nance
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1996.

Terry R. Clayton
NOTARY PUBLIC

My Commission Expires: 7/25/98
(AFFIX SEAL)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Terry R. Clayton, a Notary Public in and for said County and State, the within named Barbara Nance, Benford Nance, Winford Nance and Thelma Fisher the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, TN, this 1st day of February, 19 96.

Terry R. Clayton
NOTARY PUBLIC

My Commission Expires: 7/25/98

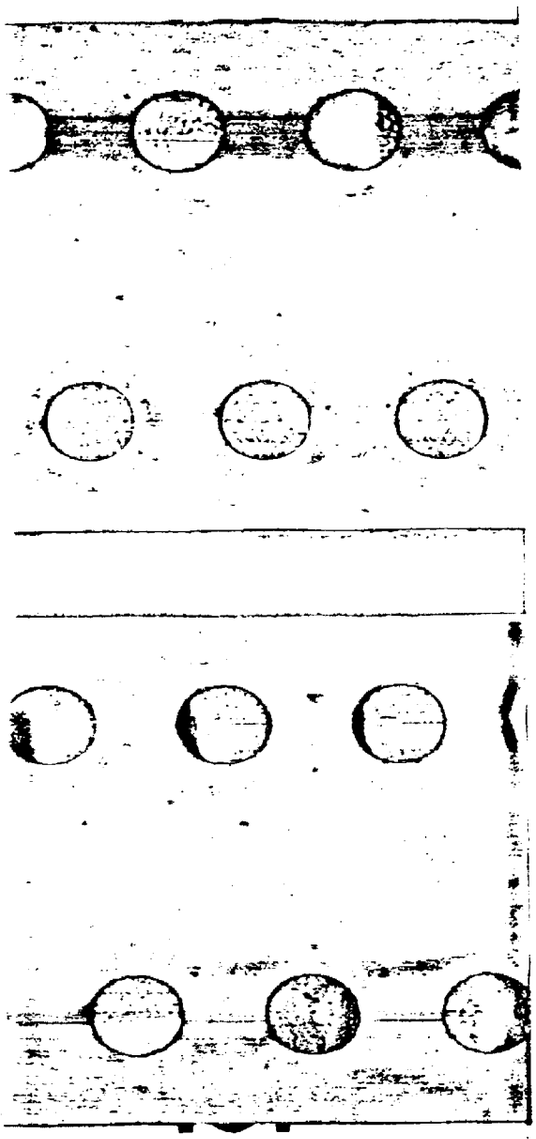
96 FEB 12 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

96 02/12 0101 03CHECK 68.20

PICK-UP

IDENTIFICATION REFERENCE

011960S



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 191

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	16000.00
			CON TX	59.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	68.20
			CHECK	68.20
02/12/96	01	11:00	0001	7155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149605
IDENTIFICATION REFERENCE

96 FEB 12 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005356