File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9958 PG 425

#13623

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. GROSECLOSE (NAME)	NEW OWNER (NAME)	117-5
3510 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	89
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA24145

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, ELIZABETH MOORE WEAVER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. GROSECLOSE AND WILLIAM E. LEWIS, JR., both unmarried, as joint tenants with the 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 described as follows:

Beginning at a point in the center line of Hampton Avenue 125.5 feet west of the southwest corner of a tract of 6.28 acres, more or less, said point likewise being 5.5 feet west of the southwest corner of the property that was conveyed to Joe C. Carr and wife, by deed from C.B. Kelley, of record in Book 1195, page 252, Register's Office for said County; thence along the center line of Hampton Avenue, south 88 deg. 30 min. west 116 feet to a point; thence north 1 deg. west 232 feet to a point, being the southwest corner of the property conveyed to Sidney W. Ballard and wife, by deed from J.H. Lawson and wife, of record in Book 1139, page 10, Register's Office for said County; thence with Ballard's south line, north 88 deg. 30 min. east 116 feet to a point, being 3.4 feet from said Carr's northwest corner, being 123.4 feet west from the original west line of the 6.28 acres, above referred to; thence south 1 deg. east 232 feet to the point of beginning.

Being the same property conveyed to Elizabeth Moore Weaver by installment deed from Mattie Elizabeth Stewart Sammons, formerly Mattie Elizabeth Stewart and husband, Julius L. Sammons, Jr. of record in Book 5668, page 278, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 639, page 268 and in Book 1195, page 216; and (3) Easements of record in Book 4096, page 980 said Register's Office.

unimproved ( )
This is improved (XXproperty, known as 3510 Hampton 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 21st day of February, 19 96

Elizabeth Moore Weaver
ELIZABETH MOORE WEAVER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9958PG426

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH MOORE WEAVER 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 21st day of February 19 96.

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 _____

0153923
IDENTIF. ↑ REFERENCE

96 FEB 27 AM 10:18
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1784 02/27 0101 03CHECK 1211.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

William E. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 96

MY COMMISSION EXPIRES: 9-26-98 (AFFIX SEAL) Teresa L. Hearn
Notary Public

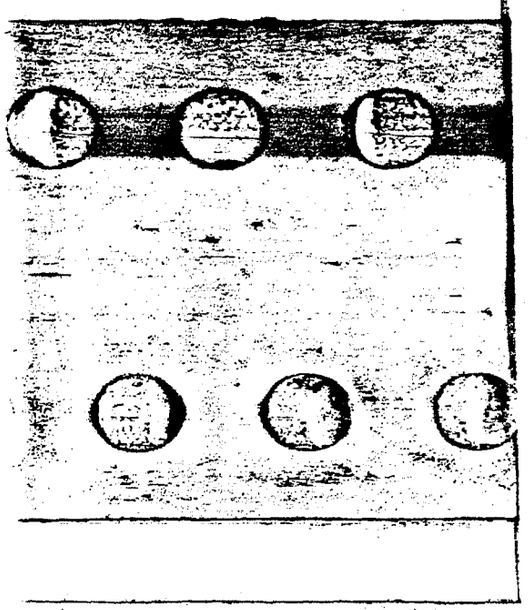
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

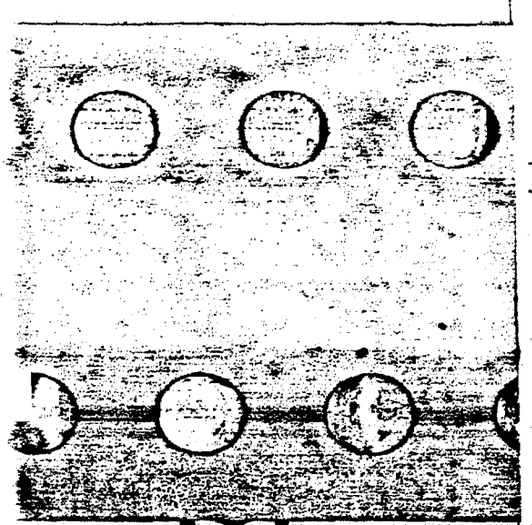
WARRANTY DEED

FROM ELIZABETH MOORE WEAVER

TO JAMES R. GROSECLOSE AND WILLIAM E. LEWIS, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 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 9958 PG 427

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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [redacted]01 1784

0153923
IDENTIF. ↑ REFERENCE
96 FEB 27 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009934