PLEASE RECORD & RETURN TO:
SATURN & MAZUR, ATTORNEYS AT LAW
File Box "7"
(34444)

WARRANTY DEED

BOOK 10031 PG 275

File No: 00278977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. Shaw Flippen, Jr.,	FT Mortgage Companies	Map 103-12
[NAME]	[NAME]	
909 Mayfair Road	P.O. Box 613136	Parcel 249
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Memphis, TN 38101	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

ROBERT G. PRESTON, HARRIETT G. HARTY, THOMAS R. GRIFFITH, EDWARD F. KIRKPATRICK, JAMES R. KIRKPATRICK, KELLY JO KIRKPATRICK OGLETREE, KEMP RAMSAY GRIGSBY, POLLY GRIGSBY MILLER, AND THOMAS R. GRIGSBY, JR., ALL AS HEIRS OF AMANDA LEE GRIGSBY,
have this day bargained and sold, and do hereby transfer and convey unto the said M. Shaw Flippen, Jr., Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson
} The actual consideration or value which ever is greater, for this transfer is $ 206,900.00

Subscribed and sworn to before me, this the 22ND day of APRIL, 19 96.

Affiant

My Commission Expires: 3-22-97
[Affix Seal]

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property known as 109 Mayfair Road, Nashville, TN 37205
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22ND day of APRIL, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT G. PRESTON

EDWARD F. KIRKPATRICK

KELLY JO KIRKPATRICK OGLETREE

KEMP RAMSAY GRIGSBY

THOMAS R. GRIGSBY, JR.

Harriett G Harty by Thomas R Grigsby Jr atty in fact
HARRIETT G. HARTY BY: THOMAS R. GRIGSBY, JR., ATTORNEY-IN-FACT

Thomas R Griffith by Thomas R Grigsby Jr atty in fact
THOMAS R. GRIFFITH BY: THOMAS R. GRIGSBY, JR., ATTORNEY-IN-FACT

James R Kirkpatrick By Edward F Kirkpatrick Attorney in Fact
JAMES R. KIRKPATRICK BY: EDWARD F. KIRKPATRICK, ATTORNEY-IN-FACT

Polly Grigsby Miller by Thomas R Grigsby atty in fact
POLLY GRIGSBY MILLER BY: THOMAS R. GRIGSBY, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me MICHELE M. COOPER, THE UNDERSIGNED, a Notary Public in and for said County and State ROBERT G. PRESTON, EDWARD F. KIRKPATRICK, KELLY JO KIRKPATRICK OGLETREE, KEMP RAMSAY GRIGSBY, AND THOMAS R. GRIGSBY, JR., AS HEIRS OF AMANDA LEE GRIGSBY, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Davidson COUNTY, Tennessee, this 22ND day of APRIL, 19 96.

Michele M. Cooper Notary Public
MICHELE M. COOPER

Commission expires MARCH 22, 1997

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10031 PG 277

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS R. GRIGSBY, JR., TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF HARRIETT G. HARTY, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID HARRIETT G. HARTY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 22ND DAY OF APRIL, 1996.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS R. GRIGSBY, JR., TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF THOMAS R. GRIFFITH AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID THOMAS R. GRIFFITH.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 22ND DAY OF APRIL, 1996.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDWARD F. KIRKPATRICK, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF JAMES R. KIRKPATRICK AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID JAMES R. KIRKPATRICK.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 22ND DAY OF APRIL, 1996.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS R. GRIGSBY, JR., TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF POLLY GRIGSBY MILLER AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID POLLY GRIGSBY MILLER.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 22ND DAY OF APRIL, 1996.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 22, 1997

EXHIBIT "A" BOOK 10031 PG 278

Land in Davidson County, Tennessee, being Lot No. 18 and the south 30 feet of Lot No. 19 of Block "A" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 130 feet on the westerly side of Mayfair Road and run back 158 feet, more or less, on the northerly line of said part of Lot No. 19 and 155 feet on the southerly line of said Lot No. 18 to a dead line in the rear, measuring 130.03 feet, more or less, thereon.

Being the same property conveyed to Amanda L. Grigsby, by deed from William Carney Harris and wife, Olive Harris, of record in Book 3374, page 409, Register's Office for Davidson County, Tennessee. The said Amanda Lee Grigsby having since died intestate and her estate administered in the Probate Court for Nashville under Docket No. 69667 and title vested in her heirs at law as evidenced by an Affidavit of Heirship of record in Book 5895, page 836, in said Register's Office for Davidson County, Tennessee, wherein Catherine Grigsby Preston, Emily Grigsby Griffith, Kemp Ramsay Grigsby, Polly Grigsby Miller, Thomas R. Grigsby, Jr., Edward F. Kirkpatrick, James R. Kirkpatrick, and Kelly Jo Kirkpatrick were named the heirs at law. The said Kelly Jo Kirkpatrick is now known as Kelly Jo Kirkpatrick Ogletree; the said Catherine Grigsby Preston having since died intestate, and her interest in the property was vested in Robert G. Preston as her sole heir at law; the said Emily Grigsby Griffith having since died intestate, vesting title to her interest in the property in Harriett G. Harty and Thomas R. Griffith as her heirs at law.

5743 04/30 0101 03CHECK 782.53

0176339
IDENTIF. + REFERENCE

96 APR 30 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

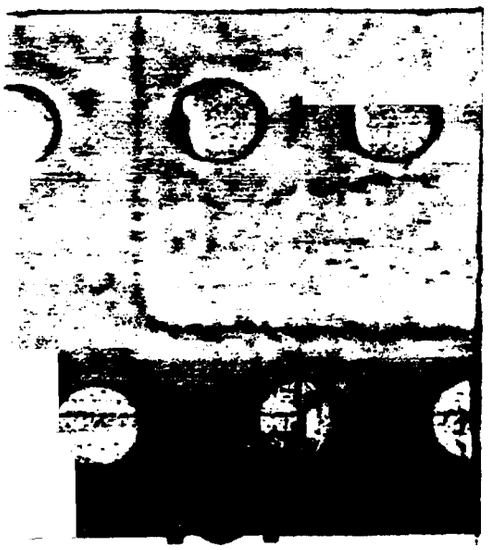
RECEIVED OF _____

FOR _____

BOOK 10031 PG 279

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
206900.00
CON TX 765.53
PRFEE 1.00
MDEED 16.00
TOTAL 782.53
CHECK 782.53
04/30/96 01 11:13 0001 5743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176339
IDENTIF. # REFERENCE

96 APR 30 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033787