THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 10151 PG 766

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration of value whichever is greater, for this transfer is $52,622.05.

Affiant

Subscribed and sworn to before me this the 8th day of August, 1996.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Paul Grubbs and wife, Cindy Lee Grubbs 219 New Sawyer Brown Road Nashville, Tennessee 37221	Same	Map 128-10-0 Parcel 107.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Paul Bruce Grubbs and wife, Jewel D. Grubbs**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto John Paul Grubbs and wife, Cindy Lee Grubbs**, 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:

BEING Lot No. 205 on the plan of Stacy Square, Section 3, as of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Bruce Grubbs and wife, Jewel D. Grubbs, by deed from Jack Hendrickson and wife, Connie Hendrickson, of record in Book 7461, Page 698, Register's Office for Davidson County, Tennessee.

1996 Metropolitan Government taxes are assumed by the Grantees and Grantees shall be responsible for the entire tax bill when due and payable.

Subject to all matters set forth on the plan of record, as aforesaid, and subject to those certain restrictive covenants of record in Book 4467, Page 85, Register's Office for Davidson County, Tennessee; subject to that certain easement of record in Book 7534, Page 939, said Register's Office.

This is improved property known as 219 New Sawyer Brown Road, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, 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. 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.

0212988

IDENTIF. ↑ REFERENCE

MAIL ENV

MAR 5-9 AM 10: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 8th day of August, 1996.

PAUL BRUCE GRUBBS

JEWEL D. GRUBBS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Paul Bruce Grubbs and wife, Jewel D. Grubbs, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

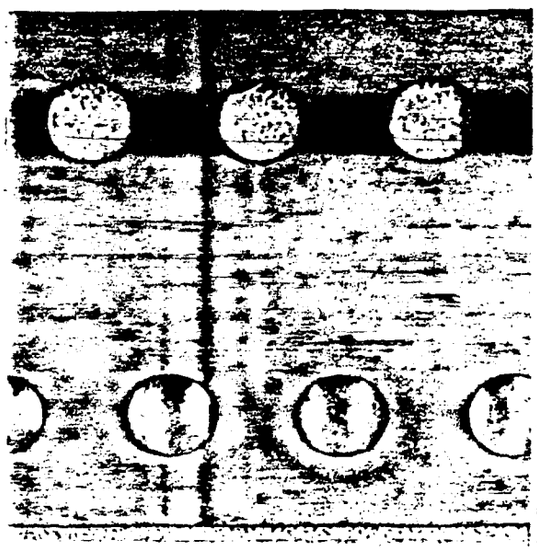
Witness my hand and seal at Kingston Springs, Tennessee, this 8th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

5355 08/09 0101 03CHECK 203.62



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

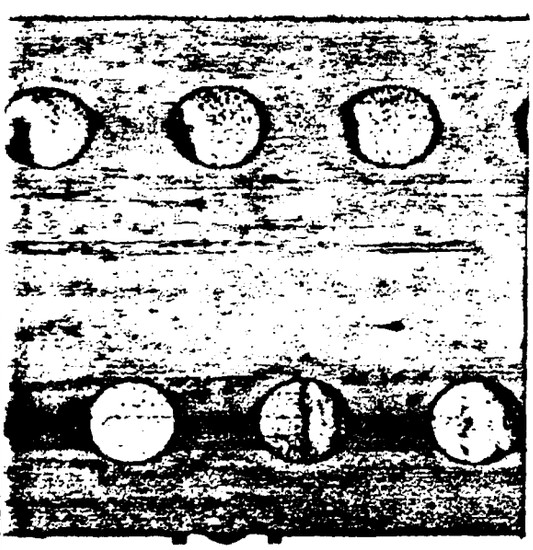
RECEIVED OF _____

FOR _____

BOOK 10151 PG 768

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	52622.05
CON TX	194.62
PRFEE	1.00
WDEED	8.00
TOTAL	203.62
CHECK	203.62

08/09/96 01 10:15 0001 5355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212988
IDENTIF. & REFERENCE

96 AUG -9 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017954