0254567
IDENTIF. & REFERENCE

# WARRANTY DEED

96 DEC 10 PM 2:07
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2209 CRESTMOOR ROAD,**
**NASHVILLE, TN. 37215**

BOOK 10286 PG 386

**THIS INDENTURE**, made and entered into as of the **27th** day of **November, 1996** by and between

**ANN E. THOMPSON, UNMARRIED** ,

hereinafter referred to as Grantor, and

**STEVE GRINNELL and DELORES GRINNELL, HUSBAND AND WIFE** ,

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT NO. 100 IN THE KINGSWAY GREEN SUBDIVISION IN A PLAT OF WHICH IS OF RECORD IN BOOK 3842 PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING THE SAME PROPERTY CONVEYED TO ANN E. THOMPSON BY DEED FROM RICHARD LEE FRALICK AND WIFE, SUSAN A. FRALICK OF RECORD IN BOOK 8413 PAGE 146 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.**

and that the title and quiet possession thereto Grantor will warrant and forever defend 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Ann E Thompson
**ANN E. THOMPSON**

**INDIVIDUAL**

BOOK 10286 PG 387

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ANN E. THOMPSON, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **November, 1996**.

Notary Public

Commission Expiration: 11.27.99

---

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$37,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

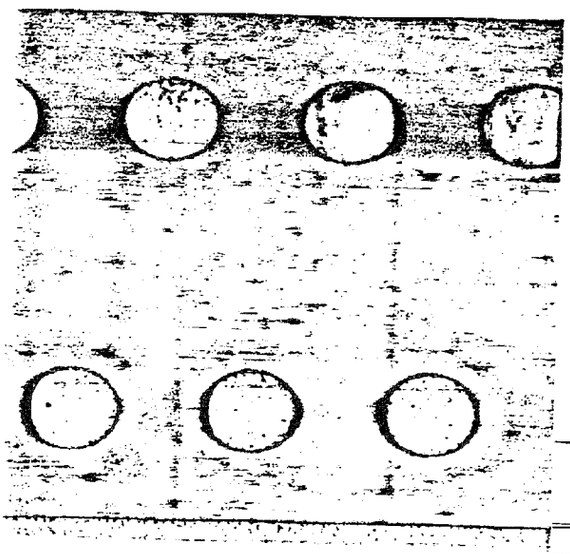
Subscribed and sworn to before me this **27th** day of **November, 1996.**

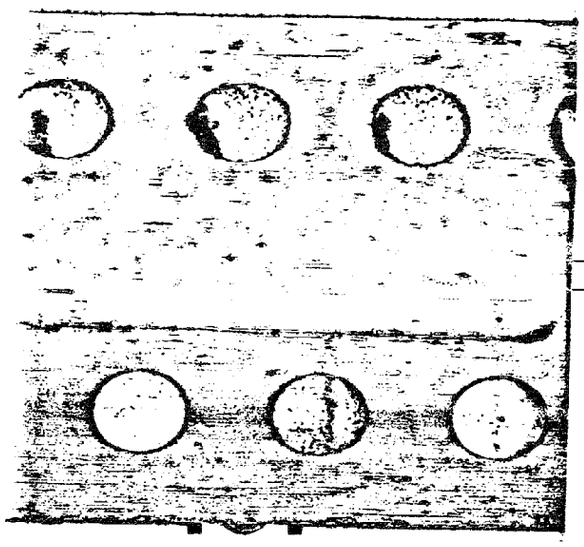
Notary Public

Commission Expiration: 11.27.99

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | STEVE GRINNELL<br>DELORES GRINNELL<br>105 WYNCHEWOOD COVE<br>MADISON, TN 37115 | 105 WYNCHEWOOD COVE<br>MADISON, TN 37115<br><br>MAP PARCEL NUMBER<br>43-15-200 |

4150 12/10 0101 03CHECK 145.00





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

RECEIVED OF _____

FOR _____

BOOK 10286 PG 388

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 37000.00 |
| | | | | CON TX 136.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 145.90 |
| | | | | CHECK 145.90 |
| 12/10/96 | 01 | | | 14:09 0001 4150 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254537
IDENTIF. & REFERENCE

96 DEC 10 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1096785