BOOK 10598 PG 720

0345603

IDENTIFICATION REFERENCE

MAILED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

97 SEP -5 PM 2:06

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ronald Brinegar, et al
129 McArthur Court
Madison, TN 37115

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 43-6
Parcel 90
Field Book #: 11D-62265

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, **we, Wendell Grisham, Terry Grisham, Larry Grisham, and Jerry Grisham, Heirs under the Last Will and Testament of J. P. Grisham**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shirley F. Brinegar and Ronald Brinegar, as tenants in common**, 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 Lots No. 1 and 2 on the Plan of Grisham Subdivision, as of record in Book 8250, page 784, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to J. P. Grisham and wife, Sadie Grisham, by virtue of a deed from J. B. Kennaston and wife, Olga Kennaston, as of record in Book 1586, page 154, Register's Office for Davidson County, Tennessee. The said Sadie Grisham predeceased J. P. Grisham, leaving him as the surviving tenant by the entirety. The said J. P. Grisham died testate on April 17, 1997, and the Grantors are the heirs of the said J. P. Grisham by virtue of his Last Will and Testament, as of record in the Probate Clerk's Office for Davidson County, Tennessee, under Docket No. 97P-681.

This is improved property known as 323 Nix Avenue, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; a Grant of Transmission Line Easement to the United States of America of record in Book 1196, page 207; easements, covenants and conditions as shown on the Plan of record in Plat Book 1130, page 37, and in Plat Book 8250, page 784, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 3rd day of September, 1997.

WENDELL GRISHAM

TERRY GRISHAM

LARRY GRISHAM

JERRY GRISHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5540 09/05 0101 03CHECK 258.75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WENDELL GRISHAM, TERRY GRISHAM, LARRY GRISHAM AND JERRY GRISHAM, HEIRS UNDER THE LAST WILL AND TESTAMENT OF J. P. GRISHAM**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of September, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is **$ 67,500.00.**

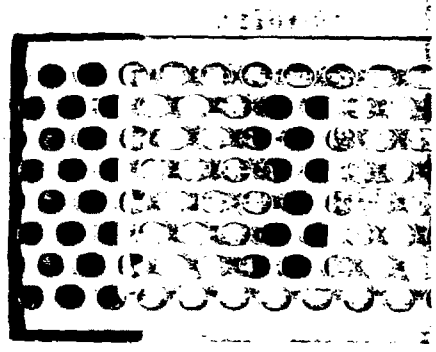
AFFIANT

Subscribed and sworn to before me this 3rd day of September, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001



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

RECEIVED OF _____

FOR _____

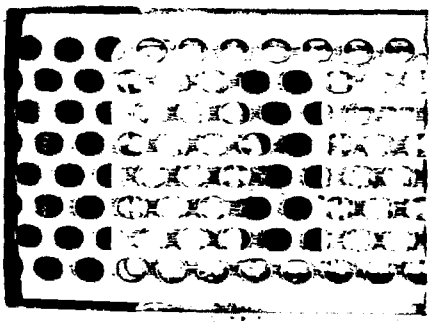
Book 10598 Pg 722

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75
09/05/97 01 14:08 0001 5540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



97 SEP -5 PM 2:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0345683
IDENTIFICATION REFERENCE

No.1195010