This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 283495

Return to
Box 35

BOOK 10760 PG 1

WARRANTY DEED

2830 01/16 0101 03CHECK 786.00

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bob R. Grayson	SAME	Field Book 0H 09100
(NAME) 912 Waterswood Drive	(NAME)	Map 132-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRESS)	Parcel 9
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Timothy H. Huestis and wife, Amanda G. Huestis *have this day bargained and sold, and do hereby transfer and convey unto the said* Bob R. Grayson and wife, Connie N. Grayson *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot no. 2 on the plan of Waterswood Acres, of record in Book 3300, page 92, Register's Office for said County.

Said Lot no. 2, which is a corner lot, fronts 122.0 feet on the northerly margin of Waterswood Drive and fronts 275.0 feet on the westerly margin of Waterswood Drive, said frontages being joined by a curve having a length of 39.44 feet, and extends back 149.15 feet on the northerly line and 103.31 feet on the broken, westerly line to a point of intersection.

Being the same property conveyed to Timothy H. Huestis and wife, Amanda G. Huestis from Terry Lee Jones and wife, Jennifer B. Jones, of record in Book 9380, page 451, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me this the 15th *day of* January *19* 98

Notary Public

My Commission Expires: March 24, 2001 (Affix Seal)

Mary B. Simmons

My Commission Expires March 24, 2001

This is unimproved ( ) property, known as 912 Waterswood Drive, Nashville, TN 37220 *improved (X)*
(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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our 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, claimimg by, through or under the grantor.

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 hand this 15th *day of* January *19* 98*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy H Huestis
Timothy H. Huestis

Amanda G. Huestis
Amanda G. Huestis

STATE OF Tennessee
COUNTY OF Hamilton

BOOK 10760 PG . 2

Personally appeared before me, Berniece Tate, *a Notary Public in and for said County and State,* Timothy H. Huestis and Amanda G. Huestis, *the within named bargainor* _____, *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 Chattanooga, *this* 18th *day of* August, *19*97

Berniece Tate
Notary Public

BERNIECE T. TATE NOTARY PUBLIC AT LARGE HAMILTON CO. TENN.

My Commission Expires: 1-23-2001

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* __ *day of* _____, *19*__.

_____
Notary Public

*My Commission Expires:*_____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Subject to all matters shown on the Plan of record in Book 3300, page 92, in said Register's Office.

3. Easement for Radnor Water Main granted in Book 460, page 166, and assigned to L & N Railroad by instrument of record in Book 460, page 176, said Register's Office.

4. The survey by John Kohl and Company, P.C., dated June 5, 1987, discloses that house violates on the setback line of Waterswood Drive and patio encroaches on the water line.

WARRANTY DEED

FROM

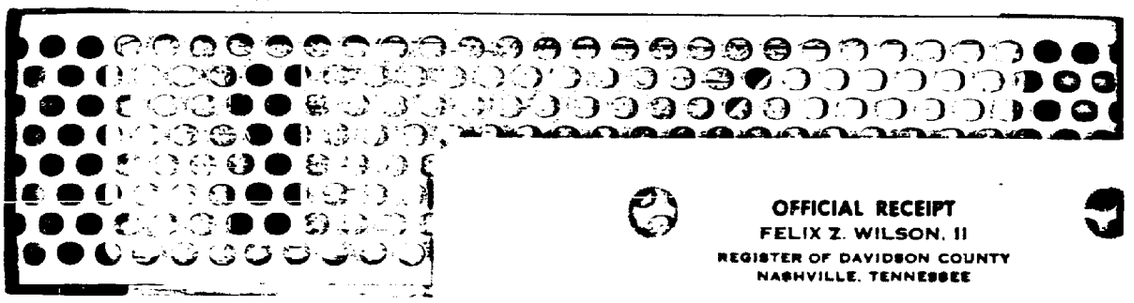
TO

98 JAN 16 PM 2:09

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE

0390856



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

RECEIVED OF _____

FOR _____

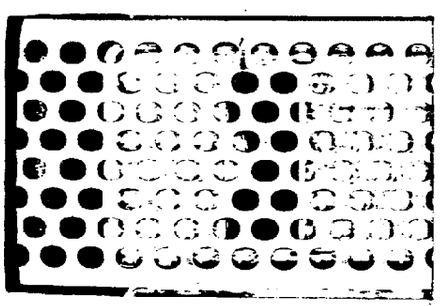
BOOK 10760 PG 3

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
210000.00
CON TX 777.00
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 0.10
ERR CO
PRFEE 0.10-
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

01/16/98 01 14:17 0001 2830



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390856
IDENTIF. & REFERENCE

98 JAN 16 PM 2:10

REGISTER
DAVIDSON COUNTY, TN.

No. 1243460