BOOK 10837 PG 143

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Thomas W. Grigsby, IV	[New Owners	[ ]
[Zipporah Davis	[	[Map 50-6]
[3617 & 3619 Village Trail	[	[Parcel 46 and 73]
[Nashville, TN 37207	[	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-02-4942]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, J. Fred Callum and wife, Donna Callum, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Thomas W. Grigsby, IV and Zipporah Davis, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, located in Village by the Creek Subdivision, Being Lots No. 69A and 69B in Section Eleven, as of record in Book 5200, page 784, Register's Office, as amended in Book 6900, page 291, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Fred Callum and wife, Donna Callum by Warranty Deed from Robert Shemin and wife, Patricia Shemin of record in Book 9712, page 202 and re-recorded in Book 9718, page 412, said Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to J. Fred Callum and wife, Donna Callum by Deed of Correction from Robert Shemin and wife, Patricia Shemin of record in Book 10830, **page** 782, **said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants.

This is improved property commonly known as 3617 and 3619 Village Trail, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $79,000.00.

Zipporah Davis
Affiant

[Subscribed and sworn to before me this 12th day of March, 1998.

Notary Public

[My Commission Expires: 11-24-200

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 MAR 13 PM 1:28

0411984
IDENTIF. ▲ REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of March, 1998.

J. Fred Callum

Donna Callum

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

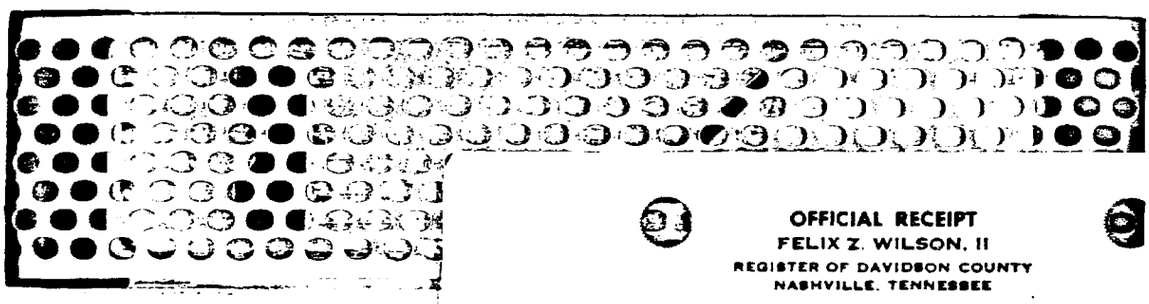
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, J. Fred Callum and wife, Donna Callum with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 12th of March, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

5572 03/13 0101 03CHECK 301.30



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

RECEIVED OF _____

FOR _____

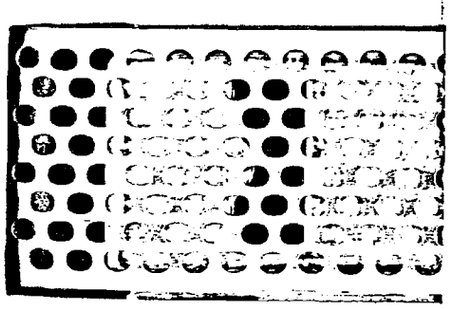
BOOK 10837 PG 145

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	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
TOTAL	301.30
CHECK	301.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5572



0411984

IDENTIF. ↑ REFERENCE

98 MAR 13 PM 1:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265946