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BOOK 11096 PAGE 339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 11-18-01
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Grimes (NAME)	GMAC (NAME)	MAP 119-1
315 Valeria Street (ADDRESS)	8360 Old York Road (ADDRESS)	PARCEL 446
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Elkins Park, PA 19027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Raymond L. Herbst, Jr. and wife, Teresa H. Herbst

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Grimes and John Cromer Grimes and Teresa Acker Grimes

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 Lot No. 44 on the Map of Overhill City and W.H. Fox's Subdivision of Block No. 29 and other blocks, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raymond L. Herbst, Jr. and wife, Teresa H. Herbst by deed from Quinne Woodard, a widow, of record in Book 8278, page 709, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

0483496
STATE TAX REFERENCE

98 SEP -2 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

6052 09/02 0101 03CHECK 314.40

unimproved ( )
This is improved (X) property, known as 315 Valeria Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand a this 31st day of August 19 98

Raymond L. Herbst, Jr. FDL# H612-732-57-103-0 exp. 3/2001

Teresa H. Herbst FDL# H612-808-58-630-0 exp. 4/2005

Sworn to and subscribed before me this 29th day of August, 1998.

Donna J. Ferguson
Notary Public

OFFICIAL NOTARY SEAL
DONNA J FERGUSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC695205
MY COMMISSION EXP. NOV. 9 2001

BOOK 11096 PAGE 395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond L. Herbar, Jr. and wife, Teresa H. Herbar

the bargainor S 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 Franklin Tennessee, this 31st day of August 19 98.

Commission expires

Notary Public

OFFICIAL NOTARY SEAL
DONNA J FERGUSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC695205
MY COMMISSION EXP. NOV. 9 2001

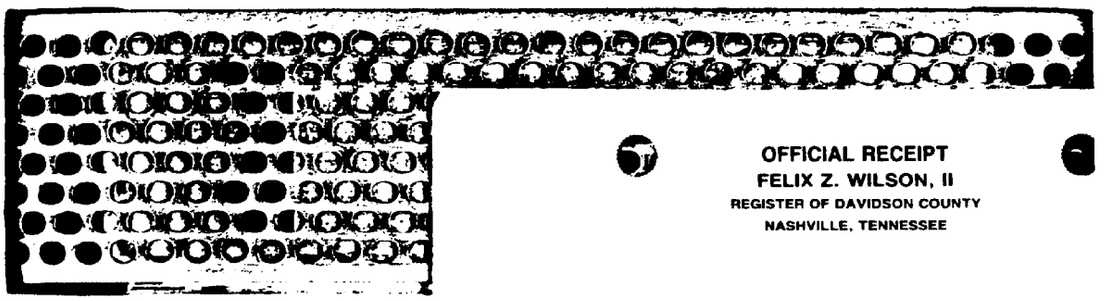
STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 11096 PAGE 391

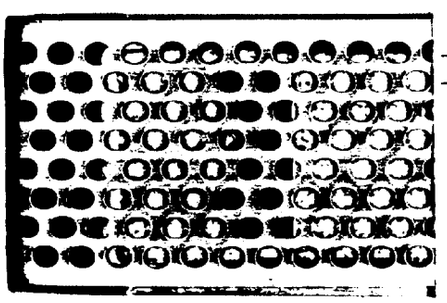
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 314.40
CHECK 314.40

09/02/98 01 15:06 0001 6052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0483496
ENTRY REFERENCE

98 SEP -2 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1341495