FILE BOX 9B
First Title & Escrow Company, Inc.
#16053
This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

BOOK 11223 PAGE 749

Address New Owner(s):	Send Tax Bills to	Map: 116-10
Mr. and Mrs. Carl A. Grimstad	New Owners	Parcel: 91
311 Jackson Boulevard		Field Book: BM4745
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHANIE CURREY CHAPMAN n/k/a STEPHANIE CURREY CHAPMAN INGRAM, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARL A. GRIMSTAD and wife, JESSICA GRIMSTAD ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Jackson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

John R. Ingram, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the property as a result of his marriage to Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 1998.

Stephanie Currey Chapman Ingram by John R. Ingram

STEPHANIE CURREY CHAPMAN n/k/a
STEPHANIE CURREY CHAPMAN INGRAM
By: John R. Ingram, her Attorney-In-Fact

John R. Ingram

JOHN R. INGRAM

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, John R. Ingram, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Stephanie Currey Chapman n/k/a Stephanie Currey Chapman Ingram, and is authorized by the said Stephanie Currey Chapman Ingram to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Ingram, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 1998.

Notary Public

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,495,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 1998.

Notary Public

My Commission Expires: 9/23/2001

Exhibit "A"

Being a parcel of land located in the City of Belle Meade, Metropolitan Nashville-Davidson County, Tennessee, bounded on the west by Haury, north by Jackson Boulevard, east by Belle Meade Boulevard, south by Mathews, and more particularly described according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated October 4, 1994, as follows:

Beginning at an iron rod at the most southerly corner of the herein described parcel on the northerly margin of Belle Meade Boulevard, being the most easterly corner of the Mathews property as recorded in deed book 8199, page 12; thence along Mathews' northerly line North 57 degrees 52 minutes 56 seconds West 310.13 feet to an iron road, lying South 57 degrees 52 minutes 56 seconds East 14.87 feet from an iron rod at Mathews' most northerly corner at the corner of a brick wall; thence, along Haury's easterly line as recorded in deed book 8467, page 322, North 37 degrees 33 minutes 00 seconds East 298.53 feet to an iron rod on the southerly margin of Jackson Boulevard; thence along said margin South 45 degrees 00 minutes 00 seconds East 276.45 feet to a point at the westerly margin of Belle Meade Boulevard; thence along said margin South 29 degrees, 07 minutes, 00 seconds West 235.85 feet to the beginning, containing 1.77 acres, more or less.

Being the same property conveyed to Stephanie Currey Chapman, unmarried, by deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 9491, page 419, Register's Office for Davidson County, Tennessee. The said Stephanie Currey Chapman having since married.

Jessica J. Grimstad being one and the same as Jessica Grimstad.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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Exhibit "B"

1. Real Property Taxes for the year 1999 and subsequent years.
2. Restrictive covenants contained in an instrument of record in Book 584, page 386, and in Book 615, page 288, Register's Office for Davidson County, Tennessee.

05117560
IDENTIF. & REFERENCE
98 NOV 30 AM 11:08
DAVIDSON COUNTY, TN.
2344 11/30 0101 03CHECK 5550-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 753

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
1495000.00
CON TX 5531.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 5550.50
CHECK 5550.50

11/30/98 01 11:08 0001 2344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517560
IDENTIF. ↑ REFERENCE

98 NOV 30 AM 11:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377381