BOOK 11233 PAGE 254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Kevin T. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 1998.

David Sunnarell
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/00

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Cooley	First American National Bank	150-2-157
(NAME)	(NAME)	
821 Lake Terrace Drive	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(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, **RICHARD JAMES GROSJEAN AND WIFE, ELIZABETH ANN STEWART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN T. COOLEY AND WIFE, WENDY C. COOLEY** , 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. 35 on the Revised Plan of Harbor Gate, Section One, of record in Book 5200, Page 712, said Register's Office, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Richard James Grosjean, a single man by deed from T. J. Neumann & Associates, Inc. of record in Book 7722, Page 631, Register's Office for Davidson County, TN. Richard James Grosjean has since married.

Elizabeth Ann Stewart joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Richard James Grosjean.

Richard James Grosjean executes this Warranty Deed for and on behalf of himself and Elizabeth Ann Stewart pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 821 Lake Terrace Drive, Nashville, TN 37217
(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 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 my/our hand(s) this 30th day of November, 1998.

Richard James Grosjean
Richard James Grosjean

Elizabeth Ann Stewart
by Richard James Grosjean, Attorney in Fact
Elizabeth Ann Stewart
by Richard James Grosjean, Attorney in Fact

0519953
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 8:50
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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 Richard James Grosjean, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 30th day of November, 1998

Commission expires:

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard James Grosjean, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Elizabeth Ann Stewart, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Elizabeth Ann Stewart. WITNESS my hand and Notarial Seal this 30th day of November, 1998.

Notary Public

My Commission Expires

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

4853 12/03 0101 03CHECK 447.60

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

RECEIVED OF _____

FOR _____

BOOK 11233 PAGE 256

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	118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	447.60
			CHECK	447.60
12/03/98	01	08:49	0001	4853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519953
IDENTIF. # REFERENCE

98 DEC -3 AM 8:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379871