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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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99 APR -1 PM 1:42

W & I Ref: (sk) Title No: 40777
Dav. Co. File: Box 8

BOOK 11411 PG. 711

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric T. Grasman Pamela S. Grasman 821 Brentview Drive Nashville, TN 37220	Suntrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230

TAX MAP-PARCEL NUMBERS: 146-10-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 282,050.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis W. Rankin and spouse, Nannette C. Rankin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric T. Grasman and spouse, Pamela S. Grasman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 26 on the Plan of Section II, Fieldcrest Estates, of record in Book 2663, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 26 fronts 184.7 feet on the south side of Brentview Drive and runs back 273 feet on the west line and 272.8 feet on the east line to a dead line in the rear, measuring 193.9 feet thereon.

BEING the same property conveyed to Lewis W. Rankin and wife, Nannette C. Rankin by deed from Julia Moore Craven and husband Allen S. Brenner of record in Book 8663, page 456, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 19, said Register's Office, which Plan shows a 75 foot minimum building setback line from Brentview Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on both front corners of said lot. line(s); Restrictive covenants of record in Book 2690, page 469, said Register's Office; Easement for Sanitary Sewers and/or storm drainage purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7704, page 560, said Register's Office.

This is improved property, known as: 821 Brentview Drive, Nashville, TN 37220

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1999.

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Lewis W. Rankin

Nannette C. Rankin

State of Tennessee
County of Davidson

On this 31st day of March, 1999, before me the undersigned authority, personally appeared **Lewis W. Rankin** and **Nannette C. Rankin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/1[illegible]99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 282,050.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/1[illegible]99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445593