THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 11432 PG. 519

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Guynette Grigsby 4170 Farmview Drive Nashville, TN 37218	Same as New Owner	Map 59-5 Parcel 196

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SYMIRIA GRIGSBY, the only heir-at-law and beneficiary of the Estate of Nancy Henley, deceased, joined by her husband, THOMAS GRIGSBY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GUYNETTE GRIGSBY, a single woman, hereinafter referred to as the "GRANTEE", her heirs or 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. 201 on the Plan of Buena Vista Estates, Section V, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Nancy Henley by deed from Symiria Grigsby, joined by her husband, Thomas Grigsby, filed for record in Book 8052, Page 271, Register's Office for Davidson County, Tennessee. The said Nancy Henley died on August 27, 1991. The decedent was unmarried at the time of her death. Symiria Grigsby was the only child born to or adopted by Nancy Henley during her lifetime and her only heir-at-law. The Estate of Nancy Henley was not probated or administered upon but the undersigned represent and warrant that all debts and obligations of Nancy Henley during her lifetime or by reason of her death have been fully paid and satisfied and that her estate was a non-taxable estate.

The current mailing address for said property is 4170 Farmview Drive, Nashville, TN 37218.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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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, her heirs and assigns, forever.

And, the GRANTOR, SYMIRIA GRIGSBY, does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 1999, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTEE, without proration, when due.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR, SYMIRIA GRIGSBY, WITHOUT AN EXAMINATION OF THE TITLE OR THE ABILITY OF THE GRANTEE TO ASSUME THE EXISTING MORTGAGE.

2. A Deed of Trust or mortgage in favor of Jim Walter Homes with a present approximate balance of $23,400.00, which the GRANTEE agrees to assume, to pay all payments required to be paid in a timely manner and to indemnify and hold harmless the GRANTOR from any claim, demand or suit relating to same, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

And the GRANTOR, SYMIRIA GRIGSBY, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: THOMAS GRIGSBY, husband of SYMIRIA GRIGSBY, joins in this conveyance to convey any and all right, title or interest which he may have in the said real property, marital or otherwise.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Symiria Grigsby
SYMIRIA GRIGSBY

Thomas W. Grigsby
THOMAS GRIGSBY

"GRANTEE"

Guynette Grigsby
GUYNETTE GRIGSBY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYMIRIA GRIGSBY and husband, THOMAS GRIGSBY, and GUYNETTE GRIGSBY, 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, at office, this the 12th day of April, 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33,400.00.

Symiria Grigsby
Affiant

Sworn to and subscribed before me, this the 12th day of April, 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

99 APR 15 AM 8:52
REGISTER
ROBERTSON COUNTY, TN.

05743382
INSTRUMENT # REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 521

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

CAMT	33400.00
CON TX	123.58
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	134.58
CHECK	134.58

04/15/99 01 08:54 0001 2673

0574382

IDENTIF. & REFERENCE

99 APR 15 AM 8:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451644