THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Barry L. Grisham, et ux
1060 Jackson's Valley Road
Hermitage, Tennessee 37076

**MORTGAGEE:**
Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, Tennessee 37067

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map 86-7
Parcel 46
Field Book #:4D-01142

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James R. Brown, III and wife, Agatha Brown,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry L. Grisham and wife, Julie Grisham,** 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:

Being Lot No. 30 on the Plan of Jackson's Retreat, Section 2, Phase I, of record in Plat Book 5200, page 335 and amended in Plat Book 5972, page 96, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Brown, III and wife, Agatha Brown, by virtue of a deed from Charles Read Majors, Jr. and wife, Lisa Kay Majors, as of record in Book 9181, page 795, Register's Office for Davidson County, Tennessee.

05859989
99 MAY 12 AM 10:04
RECEIVED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE

This is improved property known as 1060 Jackson's Valley Road, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5676, page 67; Book 6806, page 256; Book 5741, page 360 and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 334 & 335 and amended in Plat Book 5972, page 96, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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,

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 hands this 4th day of May, 1999.



JAMES R. BROWN, III

AGATHA BROWN BY: JAMES R. BROWN, III, ATTORNEY-IN-FACT

By

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES R. BROWN, III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 4th day of May, 1999, before me personally appeared **JAMES R. BROWN, III**, to me known to be the person who executed the foregoing instrument in behalf of **AGATHA BROWN**, and acknowledged that he executed the same as the free act and deed of the said **AGATHA BROWN**.

Witness my hand and official seal and Mt. Juliet, Tennessee, this 4 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $17,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 10/20/99

05002 05/12 01:08PM CHECK 445.75

# 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 |

BOOK 11475 PG. 8

0585989

IDENTIF. & REFERENCE

99 MAY 12 AM 10:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 117500.00 |
| DON TX | 434.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 445.75 |
| CHECK | 445.75 |

05/12/99 01 10:08 0001 5002

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1459650