9161

Prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 76,000

Affiant

Subscribed and sworn to before me, this 21st day of May, 1999.

My commission expires: 5/20/02

Notary Public

WARRANTY DEED

BOOK 11512 PG. 254

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
628 BRENTMEADOW CIRCLE MADISON, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 53-13/158.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

VIRGINIA A. HORTIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

VAL GRAMMER AND GLENDA GRAMMER

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37B, ZONE LOT DIVISION LOT 37, PHASE 1, KIMBOLTON, AS OF RECORD IN BOOK 6900, PAGE 276-278, AMENDED IN BOOK 7577, PAGE 553 AND BOOK 6900, PAGE 814, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA A. HORTIN, BY DEED FROM PHILLIPS BUILDERS, INC, DATED JANUARY 17, 1989, AND RECORDED JANUARY 18, 1989 IN BOOK 7754, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 628 BRENTMEADOW CIRCLE, MADISON, TN

99 JUN -4 PM 12:34
ALL TAXES PAID
DAVIDSON COUNTY, TN.

05957713
IDENTIFICATION REFERENCE

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 21st day of May, 1999.

(X) Virginia A. Horton

Mary Kay Barrass

PAY BARRASS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

On this 21st day of May, 1999, before me personally appeared Virginia A. Horton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

5/20/02

Notary Public

WARRANTY DEED

5383 06/04 0101 03CHECK 292.20

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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 **11512** PG. **256**

0595773

IDENTIFICATION REFERENCE

99 JUN -4 PM 12:34

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	292.20
CHECK	292.20

06/04/99 01 12:38 0001 5383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469888