BOOK 11542 PAGE 937

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
James F. Scalf and wife,
Romayne L. Scalf
251 Wilowen Drive
Nashville, Tenn 37210

SEND TAX BILLS:
Same

Map 95-5, Parcel 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **MATTHEW GRIMM and wife, MELANIE R. BALLINGER GRIMM,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **JAMES F. SCALF and wife, ROMAYNE L. SCALF, as Tenants by the Entireties,** the following described property to wit:

BEING Lot No. 84 on the Plan of Creekside Heights, as of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to **Matthew Grimm and Melanie R. Ballinger, both unmarried** by Deed from **Thomas A. Burney and wife, Ruth Louise Burney** of record in Book 10184, page 335, Register's Office for Davidson County, Tennessee.

The said Melanie R. Ballinger, is now known as Melanie R. Ballinger Grimm, having since married.

THIS CONVEYANCE is made subject to restrictions of record in Book 2876, page 599 and Book 2879, page 441, Register's Office for Davidson County, Tennessee; subject to plan of record in Plat Book 2663, pages 114-115, Register's Office for Sumner county, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 1999 are to be prorated and paid by the Grantees named herein.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the

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ssociation of Attorneys
4 West Main Street
atin, Tennessee 37066
Gallatin
(615) 452-5537

matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto has duly executed the foregoing on this the 24th day of June, 1999.

MATTHEW GRIMM

MELANIE R. BALLINGER GRIMM

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **MATTHEW GRIMM and wife, MELANIE R. BALLINGER GRIMM**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 24th day of June, 1999.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of June, 1999.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003

d:\realestate\wd\scalf.wd
June 17, 1999 (11:16am)

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

0603919
RECEIVED FOR REFERENCE
99 JUN 25 AM 10:50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06039919

REGISTER'S REFERENCE

99 JUN 25 AM 10:50

REGISTER
DAVIDSON CO. TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

06/25/99 01 10:56 0001 4146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482652