This instrument prepared by:
John C. Hess, Attorney #02412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

BOOK 11557 PG. 246

WARRANTY DEED

NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Larry Gribbins, and wife, Charlotte Gribbins 225 Shakespeare Avenue Madison, TN 37115	SAME	MAP: 34-9 PARCELS: 113, 115, 116, 117, 118, 123

For and in consideration of the sum of one hundred seventy-five thousand dollars ($175,000.00), EDENWOLD, L.L.C., has this day bargained and sold, and does hereby transfer and convey all its interest unto the said, Larry Gribbins, and wife Charlotte Gribbins, the grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

PARCELS 115, 116, 117 and 118:

Land in Davidson County, Tennessee, being Lots No. 5. 6. 7. 8, 9. 10, 11 and 12 of Block "B" on the Map of Edenwold City of record in Book 421, Page 123, Register's Office for said County.

Said Lots Nos. 5, 6, 7, 8, 9, 10, 11 and 12 adjoin and front together 200 feet on the southerly side of Parmer Avenue (now known as Edenwold Road) and run back between parallel lines 110 feet to an alley.

Being the same propery conveyed to EDENWOLD, L.L.C., by Warranty Deed from Rajiv Anand and wife, Vinita Anand, of record in Book 10,889, Page 59, Register's Office for Davidson County, Tennessee.

PARCEL 113:

Land in Davidson County, Tennessee, being Lots No. 1 amd 2 of Block "B" on the Map of Edenwold City of record in Book 421, Page 123, Register's Office for said County.

Said Lots Nos. 1 and 2 adjoin and front together 50 feet on the southerly side of Parmer Avenue (now known as Edenwold Road) and run back between parallel lines and along the easterly margin of Scott (now known as Scoot) Avenue 110 feet to an alley.

Being the same propery conveyed to EDENWOLD, L.L.C., by Warranty Deed from Micheal D. Clark, of record in Book 10,889, Page 62, Register's Office for Davidson County, Tennessee.

PARCEL 123:

Land in Davidson County, Tennessee, Being Lots Nos. 38 and 39 Block "B" City of Edenwold subdivision, as of record in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same propery conveyed to EDENWOLD, L.L.C., by Warranty Deed from Jack W. Garrison and wife, Linda K. Garrison, of record in Book 11,274, Page 879, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Parcels 113, 115, 116, 117, 118 and 123, Map 34-9.

Taxes for the current year are prorated.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed:

NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of July , 1999.

EDENWOLD, L.L.C.

BY Odell Binkley Jr.
ODELL BINKLEY, JR., MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$56.50

Personally appeared before me, John C. Hess, a notary public in and for said County and State, Odell Binkley, Jr., who identified himself as the duly authorized member of EDENWOLD, L.L.C., the within named bargainor, and with whom I am personally acquainted, or who proved himself to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein on behalf of the bargainor as such authorized member.

Witness my hand and official seal at Hermitage this 16th day of July, 1999.

NOTARY PUBLIC
My commission expires: 7-27-2002

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Odell Binkley Jr.

SWORN TO AND SUBSCRIBED before me this the 16th day of July, 1999.

NOTARY PUBLIC
My commission expires: 7-27-2002

96157.13
IDENTIF. + REFERENCE
99 JUL 26 PM 12:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11587 PG. 248

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

06157I3
IDENTIF. ↑ REFERENCE

99 JUL 26 PM 12:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
MTEED 8.00
CFEE 2.00
TOTAL 658.50
CHECK 658.50
07/26/99 01 12:27 0001 6821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 149510?