WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC DEANIE L. GREGORY DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison St., Ste. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Grissom	Same as New Owners	MAP 17
(NAME)	(NAME)	
2314 Luster Road		PARCEL 68
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Ankenbauer and wife, Rose M. Ankenbauer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Grissom and wife, Wanda J. Grissom T. wtg

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:

LAND in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, November, 1946, as follows:

BOOK 11640 PAGE 476

BEGINNING on the southerly margin of Union Hill Road at a stake at old stump in the easterly line of the Roy Talley tract; thence with the southerly margin of said road, South 86 3/4 deg. east 160 feet; thence south 4 deg. west 802 feet to the northerly line of the Ike Guffman tract; thence with said line, north 82 3/4 deg. west 160.4 feet to a stake at old stump in the easterly line of said Talley tract; thence with said line, north 4 deg. east 791 feet to the beginning, containing 2.92 acres.

BEING the same property conveyed to Thomas A. Ankenbauer, by deed from Bobby Ray Ankenbauer and wife, Evelyn Louise Ankenbauer, of record in Book 6574, Page 696, Register's Office for Davidson County, Tennessee.

99 AUG 30 PM 2:0[illegible]

MAIL ENV.

PREPARED FOR REFERENCE

0630068

unimproved ( )
This is improved (X) property, known as 1629 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 26th day of August 19 99

Thomas A. Ankenbauer

Thomas A. Ankenbauer

Rose M. Ankenbauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Ankenbauer and wife, Rose M. Ankenbauer

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of August AT 11 19 99.

Commission expires March 23, 2002

Notary Public

ELAINE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

BOOK 11640 PAGE 477

2310 08/30 0101 03CHECK 282.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 478

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

0630068

99 AUG 30 PM 2:05

CONV TX 271.95
PRFEE 1.00
RECEIPT 8.00
CFEE 2.00
TOTAL 282.95
CHECK 282.95

08/30/99 01 14:05 0001 2310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510370