Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1557

BOOK 11654 PAGE 682

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Virginia B. Grimes, a widow, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James B. Grimes III, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, Being Lot No. 3 on the map of Hillwood Estates, Section Two, of record in Book 1835, Page 80, Register's Office for said County.

Said Lot No. 3 fronts 200.04 feet on the northerly side of Hillwood Boulevard and runs back 386.8 feet on the easterly line and 446.5 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 216.8 feet thereon.

Being the same property conveyed to James B. Grimes, Jr. and wife Virginia B. Grimes by deed of record in Book 4540, Page 549, Registers office for said County. James B. Grimes Jr. having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 406 West Hillwood Drive, Nashville TN 37205.

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MAIL TAX REFERENCE
99SEP-8 PM 2:34
RECEIVED
DAVIDSON COUNTY, TN.
09/08 0101 03CHECK 939.70

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of September, 1999

Virginia B. Grimes
Virginia B. Grimes

State of Tennessee )
County of Davidson )

On this 8th day of September, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Virginia B. Grimes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2007

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 251,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of September, 1999.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
James B. Grimes, III
406 West Hillwood Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-13-46

# 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 |

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06336 73

REFERENCE

99 SEP -8 PM 2:34

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 251000.00 |
| CON TX | 928.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 939.70 |
| CHECK | 939.70 |

09/08/99 01 14:35 0001 6134

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

**No.** 1514141