This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00291754

Record & Return To:
Chicago Title Insurance Co.
Box 35

Instr:200001260008451 Page: 1 OF 2
REC'D FOR REC 01/26/2000 9:31:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $227.55

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) William L. Grimes Shirley E. Grimes	(NAME) SAME	Field Book No. 11D-57875
(STREET ADDRESS OR ROUTE NUMBER) 305 Lovell Street	(STREET ADDRESS)	Map 43-9
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	Parcel 62

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Brenda K. Groves, *have this day bargained and sold, and do hereby transfer and convey unto the said* William L. Grimes and wife, Shirley E *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:* Grimes

Land in Davidson County, Tennessee, being Lot No. 26, Block "A", on the Plan of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brenda K. Groves, unmarried, by deed from Donna Hudson, unmarried, of record in Book 6487, page 233, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY O F Williamson
Subscribed and sworn to before me this the 25th *day of* January *2000*

The actual consideration or value whichever is greater, for this transfer is $ 61,500.00

Shirley E. Grimes
Affiant

My commission expires: 01/27/01
(Affix Seal)

Notary Public

This is unimproved ( ) improved (x) property, known as 305 *(House Number)* Lovell Street *(Street)* Madison, TN *(P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 for those encumbrances set forth hereinafter.

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, claimimg by, through or under the grantor.

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

In witness our hand this 25th *day of* January *2000 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brenda K. Groves

STATE OF Tn.
COUNTY OF Shelby

Personally appeared before me, Joyce E. Evans *a Notary Public in and for said County and State , the within named bargainor* Brenda K. Groves, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* She *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Memphis Tn. *this* 23 *day of* Oct., *19* 99.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 14, 2003

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Restrictive Covenants contained in an instrument of record in Book 1151, page 614, and Book 1166, page 198, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3) Subject to all matters shown on the Plan of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4881, page 837, said Register's Office.