This Instrument Was Prepared By:

Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

Instr:200003290031603 Page: 1 OF 3
REC'D FOR REC 03/29/2000 2:05:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $222.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **WILLIAM M. EDWARDS, JR.,** and **DOUGLAS L. BROWN,** ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto **ROBERT W. GRACE,** ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee. Said Lot No. 105 fronts 50 feet on the westerly side of Winford Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to William M. Edwards, Jr., and Douglas L. Brown, as joint tenants with the right of survivorship, by Warranty Deed of Charles R. Tygard, Jr., and wife, Judy B. Tygard, dated July 17, 1992, and of record in Book 8681, page, 578, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 2405 Winford Avenue, Nashville, TN.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors this 23 day of March, 2000.

William M. Edwards, Jr.

Douglas L. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that William M. Edwards, Jr., and Douglas L. Brown, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 23 day of March, 2000.

Martha Ann Beasley
Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

k:\martha\deed.warranty

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wm M. Edwards, Jr.
Affiant

Subscribed and sworn to before me this 23 day of March, 2000.

Martha Ann Beasley
Notary Public

Commission Expiration:_____



My Commission Expires March 24, 2003

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

Robert W. Grace
6011 Jocelyn Hollow Road
Nashville, TN 37205

PROPERTY ADDRESS:

2405 Winford Avenue
Nashville, TN

MAP PARCEL NUMBER
118-8-95

k: martha\deed.warranty