Instr:200004040033378 Page: 1 OF 2
REC'D FOR REC 04/04/2000 8:58:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $989.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March A.D. 2000

Notary Public

MY COMMISSION EXPIRES: 9
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Marquardt (NAME)	(NAME)	MAP: 103-04
4501 Wyoming Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL: 103.00

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, Doug Grindstaff, a married person*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Marquardt and wife, Laura Quinn Marquardt

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:

Being the northerly 100 feet of Lot No. 1 of Block 3 on the Plan of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 60 feet on the southerly side of Wyoming formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 45th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Doug Grindstaff, unmarried by Warranty Deed from Danny R. Murphy of record in Book 11160, page 740, Register's Office for Davidson County, Tennessee.

* THE SUBJECT PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 104; easement of record in Book 2294, page 471; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4501 Wyoming Avenue, Nashville, Tennessee 37209
(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 30th day of March, 20 00

Doug Grindstaff, by Rose Miller Grindstaff, his Attorney-in-Fact

Doug Grindstaff, by Rose Miller Grindstaff,
his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **ROSE MILLER GRINDSTAFF,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **DOUG GRINDSTAFF** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of DOUG GRINDSTAFF the within named bargainor(s) by the said **ROSE MILLER GRINDSTAFF** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30 day of March, 2000.

Betty Hodges
NOTARY PUBLIC

My Commission Expires: 3/10/03

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

WARRANTY DEED

FROM

DOUG GRINDSTAFF

TO

JAMES C. MARQUARDT AND WIFE,
LAURA MARQUARDT

RETURN TO:

GREGORY S. PERRONE, P.C.
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027