This Instrument Was Prepared By:

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

Instr:200007140069686 Page: 1 OF 2
REC'D FOR REC 07/14/2000 9:21:09AM
RECORD FEE: $10.79
M. TAX: $0.00 T. TAX: $222.00

(1)

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 LEE 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. 103 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County. Said Lot No. 103 fronts 50 feet on the westerly side of Winford Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William M. Edwards, Jr., and Douglas Lee Brown by Warranty Deed of Norman L. Lamay and wife, Rebecca W. Lamay, dated July 30, 1993, and of record in Book 9040, page 932, 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 2409 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 a 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 5 day of July, 2000.

William M. Edwards Jr.
William M. Edwards, Jr.

Douglas Lee Brown
Douglas Lee 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 Lee 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 5 day of July, 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

STATE OF TENNESSEE

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.

Robert W. Grace
Affiant

Subscribed and sworn to before me this 5 day of July, 2000.

Martha Ann Beasley
Notary Public

Commission Expiration: _____

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

My Commission Expires MAR. 29, 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:

2409 Winford Avenue
Nashville, TN

MAP PARCEL NUMBER
118-8-93

k: martha grace\deed.2409 winford