This Instrument Was Prepared By:

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

Instr:200007140069688 Page: 1 OF 3
REC'D FOR REC 07/14/2000 9:23:48AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $380.73

(3)

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, individually and d/b/a EDWARDS & BROWN CONSTRUCTION COMPANY, ("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. 104 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for said County. Said Plan shows Lot No. 104 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 Edwards & Brown Construction Co., by Warranty Deed of James H. Gamble and wife, Frankie N. Gamble, dated July 16, 1986, and of record in Book 6920, page 359, 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 2407 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.

EDWARDS & BROWN CONSTRUCTION CO.

BY: William M. Edwards Jr Partner
William M. Edwards, Jr., Partner

BY: Douglas Lee Brown Partner
Douglas Lee Brown, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William M. Edwards, Jr., and Douglas Lee Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Edwards & Brown Construction Co., a Partnership, the within named Bargainor, and that they as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by themselves as such Partners.

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, 20

k:\martha\estate\2407 winford

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 $102,900.00, 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:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis Davis & Jordan, PC 5210 Maryland Way, #202 Brentwood, TN 37027	Robert W. Grace 6011 Jocelyn Hollow Road Nashville, TN 37205	2407 Winford Avenue Nashville, TN

MAP PARCEL NUMBER
118-8-94

k: marthagrace 2407 winford