# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/01 15:39 3pgs
Fees:15.00 Taxes:740.00

20010227-0018245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 20 01

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry Gribbins (NAME) | Same as New Owners (NAME) | MAP 34-9 |
| 225 Shakespeare Drive (ADDRESS) | (ADDRESS) | PARCEL NOS. 83 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 84 AND 85 |

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, Steve L. Sloan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Gribbins and wife, Charlotte Gribbins

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved ( X ) property, known as 131 Edenwold Road, Madison, TN 37115
(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 23rd day of February 20 01

Steve L. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve L. Sloan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 23rd day of February, 20 01

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 21 and the easterly 15 feet of Lot No. 20 in Block "A", Edenwold City, according to plan recorded in Book 421, Page 123, Register's Office for Davidson County, Tennessee and being a 40 x 110 corner lot on Palmer (now Edenwold Road) and Scott Street.

Being the same property conveyed to Steve Sloan by Warranty Deed from Alice Frances Cranford and Carolene Marie Bandy, now known as Carolene Marie Bandy Cothren and Willie Lee Jackson dated May 14, 1987 and recorded in Book 7245, Page 8, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lots 17, 18 and 19 and the west 10 feet of Lot No. 20 of Block "A" on the Map of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said lots and said part of said lot adjoin and front together 85 feet on the southerly side of Parmer Avenue (now Edenwold Road) and run back between parallel lines to an alley.

Being the same property conveyed to Steve L. Sloan by Warranty Deed from Wilson Duke and wife, Katherine Duke of record in Book 7207, Page 546, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF EDENWOLD CITY, BLOCK "A" A AS OF RECORD IN BOOK 421, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 5202, PAGE 158, SAID REGISTER'S OFFICE.

