Davidson County DEEDWARR
Recvd: 04/05/01 14:28 2pgs
Fees:11.00 Taxes:83.25
20010405-0033495

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WARRANTY DEED

This Indenture made this **3rd** day of **April, 2001** between **Erik Grantham and wife, Shannon Grantham, ,** GRANTOR, and **John Poss and wife, Sherron Poss ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being the easterly 74 feet of Lot No. 28 on the plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for said County.

Said Part of Lot No. 28 fronts 74 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet to the line of Lot No. 25.

Being the same property conveyed to Shannon Grantham and Erik Grantham by Warranty Deed from David Bibee by Warranty Deed of record in Instrument Number 20000523005167l, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved property known as P/O Lot 28 Deal Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **3rd** day of **April, 2001.**

Erik Grantham

Shannon Grantham

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Grantham and Shannon Grantham, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $22500

Affiant

Subscribed and sworn before me this 3rd day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
John Poss
6203 B Robertson Road
Nashville, TN 37209

Send Tax Bills to: Newowner

Map & Parcel Number:

Map 91-09 Parcel 106