STATE OF TENNESSEE )
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $64,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Phyllis L. Grubbs
Affiant

Davidson County DEEDWARR
Recvd: 10/09/01 08:45 3pgs
Fees:18.00 Taxes:238.65
20011009-0109626

Sworn to and subscribed before me this 19th day of September, 2001

Notary Public
My Commission Expires: 6-5-05

ADDRESS NEW OWNER:
James D. Davis
102 Hiller Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Same as Owner

MAP 43-4
PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward B. Grubbs, Jr. and wife, Phyllis L. Grubbs, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto James D. Davis and wife, Aretta June Davis, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 102 Hiller Drive Old Hickory, TN 37138.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) County Taxes for the year 2001 and subsequent years for the Map 43-4, Parcel 9: A lien, not yet due or payable.

2) All matters as shown on the plan of Swinging Bridge Heights of record in Book 2854, page 114, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 3104, page 313, Register's Office for Davidson County, Tennessee.

4) Easement of record in Book 2854, page 114, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 19th day of September, 2001

GRANTOR:

Edward B. Grubbs, Jr.

Phyllis L. Grubbs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Edward B. Grubbs, Jr. and Phyllis L. Grubbs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2001

Notary Public

My Commission Expires: 6-5-05

**EXHIBIT "A"**
**PROPERTY DESCRIPTION**

Land in Davidson County, Tennessee, being Lot 28, Swinging Bridge Heights, as of record in Book 2854, page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward B. Grubbs, Jr. and wife, Phyllis L. Grubbs by deed from Dixie Mollard, unmarried of record in Book 8233, page 627, Register's Office for Davidson County, Tennessee.



P&G