Box 28A

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 11/29/01 14:41 3pgs
Fees:18.00 Taxes:244.20

20011129-0130882

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

James R. Ferrell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF November 2001

NOTARY PUBLIC

My Commission expires: 7-26-2

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES RONALD FERRELL (NAME)	Same (NAME)	053-15-0 003.01
105 Teresa Drive (ADDRESS)	(ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 66,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CAROL GRIMM GARRETT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES RONALD FERRELL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This is unimproved ( ) improved (X) property, known as 111 McArthur Drive - Old Hickory, TN 37138
(House Number) (Street) (City) (State) (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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27th day of November, 2001.

Carol Grimm Garrett
CAROL GRIMM GARRETT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CAROL GRIMM GARRETT, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of November, 2001.

My Commission expires:
7-26-2003

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, lying in the 4th Civil District of said County, and beginning at an iron pin in the southerly margin of a 30-foot right-of-way, being the northwest corner of the property conveyed to William M. Martin and wife, by deed from Elvin D. MacArthur and wife, of record in Book 1404, page 52, Register's Office for County; thence along the southerly margin of said right-of-way, south 50 deg. 19' east 261.4 feet, more or less, to the northwest corner of the property conveyed to Jimmie H. Smith and wife, by deed from William M. Martin and wife, of record in Book 1974, page 255, said Register's Office; thence southwardly with Smith's westerly line, 630 feet more or less, to the northerly margin of an 18-feet right-of-way serving the land of G.L. Lefevre; thence with the northerly line of said right-of-way, south 88 deg. 45' west 167 feet to an iron pin at the southwest corner of the Martin Tract; thence with the west line of said tract, north 4 deg. 41' west 799 feet to the beginning.

Included in the above, but excluded therefrom is that portion thereof described in the Deeds recorded in Book 3532, page 325, Book 3572, page 209 and Book 3611, page 551, Register's Office for said County.

Being part of the same property conveyed to Claude M. Grimm and wife, Rebecca D. Grimm, by deed from William M. Martin and wife, Lucile Stephens Martin, of record in Book 2394, page 481, the said Claude M. Grimm and Rebecca D. Grimm having since died, the Will of Claude M. Grimm of record in Will Book 152, page 107, Davidson County Probate Court Clerk's Office, devised subject property to John M. Grimm and Carol Grimm Garrett, the said John M. Grimm having since died. (See Affidavit of Heirship being recorded simultaneously herewith, as instrument #20011129-0130881.)