Davidson County DEEDWARR
Recvd: 03/06/02 09:08 2pgs
Fees:13.00 Taxes:305.25

20020306-0027800

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Joshua L. Darnell	Franklin American Mortgage	053-03-0-06900
1203 Birdsall Street	501 Corporate Centre Dr. S-400	
Old Hickory TN 37138	Franklin, TN 37067	

****

**********FOR AND IN 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

Gerrie L. Grimsley and husband, Gregory D. Grimsley

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua L. Darnell and wife, Lori A. Darnell and Jeffery L. Darnell, a married man, as joint tenants with rights of survivorship with the remainder to the survivor in fee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Part of Lot Number 37, on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for said County, described as follows:
BEGINNING at an iron pin at the northwest corner of Lot No. 37 and running as follows:

South 88 deg. 56' East 63.2 feet to an iron pin; thence South 0 deg. 50' West 9 feet to an iron pin; thence South 88 deg. 56' East 25 feet to an iron pin; thence South 0 deg. 50' West 51.5 feet to an iron pin; thence North 88 deg. 56' West 88.2 feet to an iron pin; thence North 0 deg. 50' East 60.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Gerri Lynn Hall, unmarried by QuitClaim Deed from Robert Douglas Hall, unmarried, as of record in Book 5332, Page 922, and thence conveyed to Gerrie L. Grimsley and husband, Gregory D. Grimsley by QuitClaim Deed of record in Book 11371, Page 543, Register's Office for Davidson County, Tennessee.Gerri Lynn Hall now married and being one in the same person as Gerrie L. Grimsley.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 1203 Birdsall Street Old Hickory TN 37138.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 27TH DAY OF FEBRUARY, 2002.

Gerrie L. Grimsley

Gregory D. Grimsley

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, GERRIE L. GRIMSLEY AND HUSBAND, GREGORY D. GRIMSLEY WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 27TH DAY OF FEBRUARY, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03