ADDRESS NEW OWNER and
SEND TAX BILLS:
KELLY GRIMSLEY
#19 Sapphire
Odessa, TX 79762

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 03/06/02 15:59 2pgs
Fees:13.00 Taxes:323.75

20020306-0028401

MAP PARCEL NUMBERS:
62 - 9 - 65
62 - 9 - 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD A. LOVINS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KELLY GRIMSLEY, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 26 and 27 on the Plan of Riverview Subdivision, as of record in Book 547, Page 94 and 95, Register's Office for said County, and revised and corrected by an unrecorded subdivision, described as follows:

Beginning at a point in the westerly margin of Riverview Avenue, at the corner of Lots 25 and 26; thence with the line between said lots, westerly 188.4 feet to the low water mark of the Cumberland River, as established on said unrecorded plan; thence with said River, northerly 99.8 feet to a point at the corner of Lots 27 and 28; thence with the line between said lots, easterly 177.2 feet to a point in the westerly margin of Riverview Avenue; thence with the margin of said Avenue, southerly 100 feet to the point of beginning.

Being the same property conveyed to Richard A. Lovins by deed of record in Book 10619, Page 390, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 28 day of February, 2002.

RICHARD A. LOVINS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RICHARD A. LOVINS, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of February, 2002.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $87,500.00.

AFFIANT

Subscribed to and sworn before me, this the 27th day of February, 2002.

NOTARY PUBLIC

My Commission Expires:

JIMMY W. PEACOCK NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-00-2005

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