Davidson County DEEDWARR
Recvd: 07/29/02 14:44 2pgs
Fees:13.00 Taxes:1790.80
20020729-0090593

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Billy W. Easterly and wife, Elizabeth C. Easterly 1109 Lynwood Boulevard Nashville, TN 37215	SAME	130-14-0-27

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN M. GRISSIM (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto BILLY W. EASTERLY AND WIFE ELIZABETH C. EASTERLY (the "Grantees"), their successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2A on the Resubdivision of Lot 8 on the plan of T.J. Tyne's Tract recorded in Book 547, page 188, R.O.D.C., and Lots 2 & 38 of Chickering Hills Section One, recorded in Book 2331, page 8, R.O.D.C., which plat is of record in Book 6250, page 698, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John M. Grissim by Deed of record as Instrument No. 20020523-0063235, in the Register's Office for Davidson County, Tennessee. By instrument No. 20020620-0074587,said Register's Office, J. M. Grissim (being one and the same as John M. Grissim) appointed Sam D. Hodges, III, as his attorney-in-fact.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees that he 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 follows:

1. Taxes for the year 2002, a lien, but not yet due and payable.
2. ALL matters shown on Plat recorded in Book 6250, page 698.
3. Easement(s) to The Metropolitan Government of Nashville and Davidson County, as set forth in Instrument recorded in Book 5856, page 104.
4. Easement for the flow of Richland Creek.

And Grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

Linda C. Grissim, wife of John M. Grissim, joins in the execution of this Deed for the purpose of conveying and relinquishing any marital interest, whether by way of widow's elective share, homestead or otherwise, which she may now or hereafter have in the subject property.

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 26th day of July 2002

John M. Grissim
JOHN M. GRISSIM

By: Sam D. Hodges III attorney in Fact
SAM D. HODGES, III, Attorney-in-Fact

Linda C. Grissim
LINDA C. GRISSIM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July 2002, before me personally appeared SAM D. HODGES, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN M. GRISSIM, and acknowledged that he executed the same as the free act and deed of said JOHN M. GRISSIM.

WITNESS my hand, at office, this 26th day of July 2002.

Bettie Jane Linton
NOTARY PUBLIC
My Commission Expires: 4/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA C. GRISSIM, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 25th day of July 2002.

Bettie Jane Linton
NOTARY PUBLIC
My Commission Expires: 4/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $484,000.00.

Sam D. Hodges III
Affiant

Subscribed and sworn before me this 26th day of July 2002.

Bettie Jane Linton
NOTARY PUBLIC
My Commission Expires: 4/28/06

wp\grissim\lynwood\deed-wd.