STATE OF TENNESSEE
COUNTY OF DAVIDSON

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

James W. Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2002.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Bilyeu | James W. Bilyeu | Map 132-01-0 |
| (NAME) 995 Greerland Drive | (NAME) 506 Demistead Place | Parcel 153.00 |
| (ADDRESS) Nashville TN 37204 | (ADDRESS) Nashville, Tn. 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **TIMOTHY E. GRANT AND LARRY T. GRANT**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMES W. BILYEU AND WIFE, WADEAN H. BILYEU**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 176A, Zone Lot Division, Lot No. 176, Rolling Meadows, as shown by plat appearing of record in Plat Book 1424, page 99 as revised in Plat Book 6250, page 237, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy E. Grant, unmarried, and Larry T. Grant, married, by Warranty Deed of record in Instrument No. 20010814-0087689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictive Covenants of record in Book 1628, page 621 as amended in Book 1713, page 420 and in Book 1757, page 427; Setback Line Change in Book 2993, page 556; and, any and all matters as shown on plat of record in Plat Book 1424, page 99 as revised in Plat Book 6250, page 237; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor Larry T. Grant. Nor was the subject property ever the principal residence of Larry T. Grant.

Unimproved ( )
This is improved ( x ) property, known as 995 Greerland Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/22/02 12:27 2pgs
Fees:13.00 Taxes:536.50
20020822-0101622

**Witness our hands this 21st day of August, 2002.**

Timothy E. Grant

Timothy E. Grant

Larry T. Grant

Larry T. Grant, by Timothy E. Grant, his Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 21st day of August, 2002, before me personally appeared Timothy E. Grant, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Larry T. Grant and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Trust Deed Book ____, Page _____, Register's Office of Davidson County, Tennessee.

20020822 0101621

**Witness my hand and official seal, this 21st day of August, 2002.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076