THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19492

Davidson County DEEDWARR
Recvd: 10/17/02 09:45 2pgs
Fees:13.00 Taxes:4847.00

20021017-0127595

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,310,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of OCTOBER, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. JAY F. GRINNEY 308 Walnut Drive Nashville, Tennessee 37205	New Owner	MAP 116-7 PAR 88 FB BM 760

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VICTOR H. RUMORE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAY GRINNEY AND WIFE, ELLEN H. GRINNEY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 308 WALNUT DRIVE, NASHVILLE, TENNESSEE 37205 and has never been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of OCTOBER, 2002.

VICTOR H. RUMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VICTOR H. RUMORE , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of OCTOBER, 2002.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

Notary Public

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of D. F. Kenner's Walnut Grove Subdivision, as of record in Plat Book 974, page 4, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the easterly side of Walnut Drive and runs back 225 feet on the northerly line and 222 feet on the southerly side to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Victor H. Rumore, married, by deed from Charles Lester Robb, Executor of the Estate of Lester H. Robb of record as Instrument No. 200007130069390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and to taxes for subsequent years, and to any and all restrictions and easements of record.

This is investment property, and therefore no marital or homestead rights exist to be conveyed.