Davidson County DEEDWARR
Recvd: 11/20/02 11:56 2pgs
Fees:13.00 Taxes:699.30

20021120-0144101

Title Connection, Inc.
761 Old Hickory Blvd., #103
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2002.

Notary Public

My commission expires: 7-20-03

(AFFIX SEAL)

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES 7-20-03 AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Grimes	**Bankers Mortgage Company**	**Map 131-06-E, Parcel 225.00-CO**
225 Boxemere Place	**5200 Maryland Way, Suite 310**	
Nashville, TN 37215	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Denise M. Tschida

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

Michael Grimes and wife, Dixie Grimes

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, TN, being Unit #225 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, said Register's Office, as amended by Amendments of record in Book 6824, Page 308; Book 6908, Page 738; Book 6921, Page 226, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Denise M. Tschida and Mike J. Tschida, Sr., as joint tenants with rights of survivorship, by deed from Edith McMeill Ayers, unmarried, of record in Book 8646, Page 140, said Register's Office. The said Mike J. Tschida, unmarried, having since quitclaimed to Denise M. Tschida, unmarried, of record in Book 9133, Page 373, Register's Office for Davidson County, Tennessee.

The said Chad Hailey joins in the conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property, as spouse of Denise M. Tschida.

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

This is improved (__X__) Unimproved (____) property, known as **225 Boxemere Place, Nashville, TN 37215**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 14th day of November, 2002.

Denise M. Tschida

Chad Hailey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise M. Tschida and husband, Chad Hailey**, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **14th** day of **November, 2002.**

Notary Public

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
March 29, 2003

My Commission Expires: 3-29-03