Davidson County DEEDWARR
Recvd: 01/14/03 13:31 1pgs
Fees:13.00 Taxes:795.50
20030114-0005807

WARRANTY DEED

NELSON-H02806

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 1 12 5 06

PATRICK MOORE NOTARY PUBLIC (AFFIX SEAL) AT SUMNER COUNTY, TENNESSEE

~~THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:~~

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Good Living Trust (NAME)	Wells Fargo Home Mortgage, Inc (NAME)	105-13-277
914 South Douglas Avenue (ADDRESS)	4401 Essen Lane, Suite 300 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70809 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL SCOTT GRIMM AND WIFE MARLYS F. GRIMM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GOOD LIVING TRUST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Part of 77 and 78, on the Plan of Waverly Place, as shown on plat of record in Plat Book 57, page 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Scott Grimm and Marlys F. Grimm by Quitclaim from Michael Scott Grimm of record in Instrument No. 20020424005084 2, dated 4/24/2002.

Being the same propety conveyed to the within named grantor by Deed of record in Book _____, Page _____, said Register's Office.

This is improved (X) property, known as 914 South Douglas Avenue, Nashville, Tennessee 37204
unimproved ( )
(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 we do covenant with 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 is 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 10th day of December, 2002.

Michael Scott Grimm

Marlys F. Grimm

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Scott Grimm and wife Marlys F. Grimm, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville (city), TN (state), this 10th day of December, 2002.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.