Davidson County DEEDWARR
Recvd: 02/05/03 08:32 2pgs
Fees:13.00 Taxes:179.45
20030205-0015540

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Deborah Wade 1504 Jones Avenue Nashville, TN 37207	Same	071-12-0-0073.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grassland Financial Services, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Deborah Wade, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being Lot No. 8 on the Plan of Joywood Estates, Section 2, of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Grassland Financial Services, Inc. by deed from David G. Mangum, Substitute Trustee, of record as Instrument No. 20030117-0007724, said Register's Office.
>
> This is improved property known as 1504 Jones Avenue, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor 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 otherwise set out herein; Grantor does further covenant and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 30th day of January, 2003.

GRASSLAND FINANCIAL SERVICES, INC.

By: Dennis Spain President
DENNIS SPAIN, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be President of Grassland Financial Services, Inc., the within named bargainer, and who, being authorized so to do, acknowledged that he, as such President, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself.

Witness my hand and official seal at Franklin, Tennessee this 30th day of January, 2003.

Elizabeth A. Adkins

NOTARY PUBLIC

My Commission Expires: 9/19/04.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $48,500.00.

Dennis Spain

AFFIANT

Subscribed and sworn to before me this 30th day of January, 2003.

Elizabeth A. Adkins

NOTARY PUBLIC

My Commission Expires: 9/19/04.