File Box 8

WARRANTY DEED

The actual consideration or value for this transfer is $ 300,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29th day of AUGUST, 2003.

NOTARY PUBLIC
My Commission Expires: _____

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 2007

Davidson County DEEDWARR
Recvd: 09/11/03 14:29 2pgs
Fees:13.00 Taxes:1110.00
20030911-0133517

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file #08030005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Eric Grassman, & Pamela Grassman 4704 Churchwood Drive Nashville, TN 37220	SunTrust Mortgage, Inc. 201 Fourth Avenue North 7th Floor Nashville, TN 37219	132-14-0 / 56.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Eric Grassman and wife, Pamela Grassman, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Raymond T. Throckmorton, III**, *and wife*, **Elizabeth H. Throckmorton**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Eric Grassman *and wife*, **Pamela Grassman**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 86 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Elizabeth H. Thorckmorton and husband, Raymond T. Throckmorton, III, by Warranty Deed Recorded May 16, 1994, from Dorothy M. Evans of record in Book 9346, page 306, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 4704 Churchwood Drive, Nashville, TN. 37220.

Witness our hands this 29th day of AUGUST, 2003.

Raymond T. Throckmorton, III

Elizabeth H. Throckmorton

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis, IV, a Notary Public in and for said County and State, the within named Raymond T. Throckmorton, III and Elizabeth H. Throckmorton 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 Oak Hill, Tennessee this 29th day of AUGUST, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: **Hon. Raymond T. Throckmorton, III**
and wife,
Elizabeth H. Throckmorton

To: **Eric Grassman**
and wife,
Pamela Grassman

Property:
4704 Churchwood Drive
Nashville, TN. 37220

This instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 248-4468