WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

FILE BOX 19B
03-10-002-W

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Sandra L Schwarcz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 2003

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doyle Grizzell	~~XXXXXXXXXXXXXXXXXX~~ NEW OWNER ~~ABC FEDERAL CREDIT UNION~~	141-12-0-D
(NAME)	(NAME)	
149 Morton Mill Circle	~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~1011 N. Jackson Street, P.O. Box 1240~~	#149.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	~~XXXXXXXXXXXXXXXXX~~ ~~Tullahoma, TN 37388~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Loy Hardcastle, Trustee, ART Trust with full power to sell, transfer and convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doyle Grizzell and wife, Eleanor Haley Grizzell

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, Tennessee, being Lot No. 149 (and driveway serving said Lot) on the Plan of Second Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, page 226, revised in Book 7900, page 561, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Loy Hardcastle, Trustee of Art Trust, by deed from John Abruzzo and Kathleen Abruzzo of record in Instrument No. 20020227-0024916, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Morton Mill Estates, of record in Book 7546, Page 145, as amended in Book 7936, Page 704, and in Book 8079, Page 804, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above Plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 10/17/03 15:54 2pgs
Fees:13.00 Taxes:555.00

20031017-0154345

unimproved ( )
This is improved (X) property, known as 149 Morton Mill Circle, Nashville, TN 37221
(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 hand this 10th day of October 2003

Loy Hardcastle, Trustee

Loy Hardcastle, Trustee

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 Loy Hardcastle, Trustee

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 10th day of October, 2003.

Commission expires 4/23/06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public