Davidson County DEEDWARR
Recvd: 03/31/04 13:29 2pgs
Fees:13.00 Taxes:647.50
20040331-0036298

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
12040020-1

Send Tax Bills To:
CTX Mortgage Company
801 94th Ave. North
St. Petersburg, Fl. 33702

New Owner is:
2216 Bryce Cove
Nashville, TN 37211

MAP: 172-15-O-A-191.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kimberly R. O'Leary and husband, Jay S. O'Leary**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Morris Alan Grimes and wife, Melissa Crace Grimes**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 139 on the Plan of Holt Woods, Section Eleven, of record in Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly R. O'Leary and husband, Jay S. O'Leary from Kimberly Rose Catino (now known as Kimberly R. O'Leary) and William J. Catino by Quitclaim Deed dated June 10, 1999 and recorded June 16, 1999 in Book 11529, page 899, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9570, page 22; Book 10469, page 57; and Book 9570, page 13; Driveway Easement of record in Book 10717, page 563; and all matters of record on plat in Book 9700, page 408, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of March, 2004.

GRANTOR:

Kimberly R. O'Leary

Kimberly R. O'Leary

Jay S. O'Leary

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kimberly R. O'Leary and husband, Jay S. O'Leary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of March, 2004.

Notary Public
My Commission Expires: _____

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SWORN TO and subscribed before me this 26th day of March, 2004.

NOTARY PUBLIC

My commission expires: _____

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05