Davidson County DEEDWARR
Recvd: 08/19/04 13:47 7pgs
Fees:38.00 Taxes:314.50

20040819-0100389

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th TH DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW BUNEL **2306 MILTON DRIVE** **NASHVILLE, TN 37206**	FIFTH THIRD MORTGAGE P.O. BOX 740134 CINCINNATI, OH 45274-0134	**073-05-075**

FOR AND IN 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,

RICHARD LOUIS GRIMES, CLAUDE HOWARD GRIMES, NANCY JANE GARDNER, IRMA LOUISE PEARIGEN, EDWARD STEPHEN GRIMES AND PEGGY ANNETTE KLEMM, HEIRS AT LAW OF THE ESTATE OF MARY W. GRIMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW BUNEL , UNMARRIED

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:
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 56 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 56 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF WARRENTON PLACE AND RUNS BACK 150.5 FEET ON THE EASTERLY LINE AND 151.3 FEET ON THE WESTERLY-LINE, TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 120.7 FEET THEREON.

Being the same property conveyed to Howard L. Grimes and wife, Mary W. Grimes, by Warranty Deed from James M. Foster and wife, Polly T. Foster, dated 4-17-52 and recorded 4-18-52 in Book 2043, page 259, Register's Office for Davidson County, Tennessee. Mary W. Grimes is also known as Mary Louise Grimes. The said Howard L. Grimes and wife, Mary W. Grimes having since died. The said Howard L. Grimes having predeceased Mary W. Grimes, leaving Claude Howard Grimes, Richard Louis Grimes, Nancy Jane Gardner, Irma Louise Pearigen, Edward Stephen Grimes and Peggy Annette Klemm, as the heirs of the Estate of Mary W. Grimes, by Affidavit of Heirship of record in Instrument Number 20040819-0100388, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2306 MILTON DRIVE, NASHVILLE, TN 37206**
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 our hands this 16th th day of August, 2004.

Richard Louis Grimes heir at law

RICHARD LOUIS GRIMES, HEIR AT LAW
OF THE ESTATE OF MARY W. GRIMES

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 RICHARD LOUIS GRIMES, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Nashville, Tennessee, this 16th th day of August, 2004.

Gail C. Gramatory
Notary Public

My Commission Expires: _____

GAIL C. GRAMATORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

Witness our hands this 5 th day of Aug., 2004.

C. Howard Grimes

CLAUDE HOWARD GRIMES, HEIR AT LAW
OF THE ESTATE OF MARY W. GRIMES

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE HOWARD GRIMES, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Marietta, Georgia, this 5 th day of August, 2004.

Victoria Seibert
Notary Public

My Commission Expires: July 22, 2007



Witness our hands this 30 th day of July, 2004.

NANCY JANE GARDNER, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY JANE GARDNER, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Fairfax, Virginia, this 30 th day of July, 2004.

Notary Public

My Commission Expires: 7/31/05

Witness our hands this 4th day of Aug., 2004.

Irma Louise Pearigen

IRMA LOUISE PEARIGEN, HEIR AT LAW
OF THE ESTATE OF MARY W. GRIMES

STATE OF North Carolina
COUNTY OF Watauga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRMA LOUISE PEARIGEN, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Boone, NC, this 4th day of August, 2004.

Alice G. Stevens
Notary Public

My Commission Expires: 8-4-06

ALICE G. STEVENS NOTARY PUBLIC WATAUGA COUNTY, N. C.

Witness our hands this 29 th day of July, 2004.

Edward Stephen Grimes, Heir at Law of the Estate of Mary W. Grimes

EDWARD STEPHEN GRIMES, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD STEPHEN GRIMES, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Clarksville, Tennessee, this 29 th day of July, 2004.

Commission Expires: 3-14-2006

Ellen Bagwell
Notary Public

ELLEN BAGWELL NOTARY PUBLIC AT LARGE TENN.

Witness our hands this 28th day of July, 2004.

PEGGY ANNETTE KLEMM, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES

STATE OF Virginia
COUNTY OF Chesapeake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY ANNETTE KLEMM, HEIR AT LAW OF THE ESTATE OF MARY W. GRIMES the bargainors 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 Chesapeake, ~~Tennessee,~~ Virginia this 28th th day of July, 2004.

Commission Expires: 9/30/2006

Notary Public

My Commission Expires September 30, 2006

