Davidson County DEEDWARR
Recvd: 10/20/04 13:49 2pgs
Fees:13.00 Taxes:416.25

20041020-0126357

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: JANUARY 27, 2007
(AFFIX SEAL)

B-ERA-04-2406

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Grisby, _____	Michigan Fidelity Acceptance	
2406 Grover Street	(NAME) 25800 Northwestern Highway, Suite 875	70-4-203.00
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOYLE GAW, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. GRISBY, unmarried AND HIERONYA FRAZIER, unmarried, Joint Tenants with the Right of Survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, being Lot No. 4 on the Plan of Grover Street Subdivision as of record in Instrument Number 20020430-0052830, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doyle S. Gaw by Quitclaim Deed dated April 27, 2004 and filed for record on May 19, 2004 in Instrument Number 20040519-0058841, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to Turner Gaw by Deed dated January 20, 2004 and filed for record on January 28, 2004 in Instrument Number 20040128-0010691, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to MEHD, LLC by Deed dated January 8, 1999 and filed for record on January 14, 1999 in Book 11298, Page 464, Register's Office for Davidson County, Tennessee. (Lot No.s and Subdivision name have since changed since this Deed. Property address is still the same).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2406 Grover Street, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of October, 2004.

Doyle Gaw
Doyle Gaw

_____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doyle S. Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)

SPENCER P. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903