	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2005. Notary Public My commission expires: 7/16/08 (AFFIX SEAL)

CARLA C. JONES NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas D. Grimes	NEW OWNER	**PART OF 104-15-086.00**
2602 Sunset Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephen Johnson, a married man

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

Thomas D. Grimes and wife, Julie B. Grimes

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 1 on the plan of Mayfield Subdivision revision of Lot 36 and part of Lot 37 on the plan of Sunset Park of record in Instrument No. 20041208-0146172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen Johnson, a married man by deed dated December 28, 2004 from Earl L. Mayfield of record in Instrument No. 20041230-0154798, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Earl L. Mayfield by deed dated August 6, 1947 from Carmack Cochran, Trustee of record in Book 1518, Page 57, Register's Office for Davidson County, Tennessee.

Heather Johnson as the spouse of Stephen Johnson hereby joins in this conveyance for the purpose of relinquishing any right, title or interest, marital or otherwise, she may have in the subject property.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **2602 Sunset Place, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 29th day of March, 2005.

Stephen Johnson

Heather Johnson

Davidson County DEEDWARR
Recvd: 03/31/05 12:56 2 pgs
Fees:13.00 Taxes:1202.50

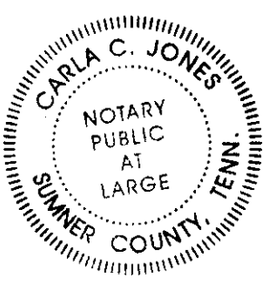
20050331-0035038

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen Johnson and Heather Johnson**, 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, at office, this **29th** day of **March, 2005.**

Carla C. Jones
Notary Public



My Commission Expires: 7/16/08