ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Carrie G. Woolpert	Regions Bank d/b/a Regions Mortgage	MAP and PARCEL
1016 Mansfield Street	7130 Goodlett Farms Parkway	83-5 168
Nashville, TN 37206-3516	Cordova, TN 38016	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 01/10/06 10:53 2 pgs
Fees:13.00 Taxes:402.06

20060110-0003505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James O. Grimes, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Carrie G. Woolpert, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 66 feet of Lot N. 4 on the Plan of O'Donnell's Subdivision of 3 acres, as of record in Plan Book No. 2, Page 37, Chancery Court at Nashville.

Said easterly 66 feet of Lot No. 4 fronts 66 feet on the southerly side of Mansfield Avenue, formerly McFerrin Avenue, and runs back between parallel lines 187.61 feet on the east line and 187 feet, more or less on the west line, to an alley.

Being the same property conveyed to James O. Grimes and wife, Danitza Grimes, by Warranty Deed dated April 1981 from Gertrude Smith of record in Book 5734, Page 921, Register's Office for Davidson County, Tennessee. The said Danitza Grimes conveyed her interest in the subject property to James O. Grimes by Quitclaim Deed dated July 18, 1986, of record in Book 6941, Page 438, said Register's Office.

This is property with a common address of 1016 Mansfield Street, Nashville, TN 37206-3516.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2, Page 37, Chancery Court at Nashville and all matters therein.

Betty A. Grimes, spouse of James O. Grimes, hereby joins in this conveyance to convey any and all rights s/he may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $108,665.60

Carrie G. Woolpert
Affiant

Subscribed and sworn before me this 9th day of January, 2006.

My Commission Expires: 11/14/2009

Notary Public

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **January, 2006**.

James O. Grimes

Betty A. Grimes by J.O. Grimes, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James O. Grimes, a married man** , with whom I am personally acquainted, or who 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 office this **9th** day of **January, 2006**.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11/14/2009

My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January 2006, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **J.O. Grimes,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Betty A. Grimes,** and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument No. 20060110-0003504 , said Register's Office.

Witness my hand and official seal at office, this 9th day of January 2006.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0601-001.WD