Box 14A
File 19697-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 14:24 2 pgs
Fees:13.00 Taxes:971.25

20060517-0057965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May 2006

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George M. Grimes (NAME)	Wells Fargo Bank (NAME)	MAP 117-04
1718 Rosewood Avenue (ADDRESS)	7445 New Technology Way (ADDRESS)	PARCEL 091.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Frederick, MD 21703 (CITY) (STATE) (ZIP)	

FOR AND 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, Leslie Monteith DePlanche

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George M. 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 the east 50 feet of Lot No. 269 on the Plat of Belmont Land Co.'s Plan of Lots as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said east part of Lot No. 269 fronts 50 feet on the northerly margin of Rosewood Avenue and extends back between parallel lines 170 feet to an alley in the rear.

BEING the same property conveyed to Leslie Monteith, unmarried by Warranty Deed from Elvin Carrero and wife, Elizabeth H. Carrero of record by Instrument No. 20010323-0028142, Register's Office for Davidson County, TN
The said Leslie Monteith now being Leslie Monteith DePlanche.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

Mike Malone executes this Instrument as Attorney-in-Fact on behalf of Leslie Monteith DePlanche pursuant to Specific Power-of-Attorney of record by Instrument No. X, Register's Office for Davidson County,
X20060517-0057964 CONTINUED

unimproved ( )
This is improved (X) property, known as 1718 Rosewood Avenue, Nashville, TN 37212
(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 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 my hand this 12th day of May, 2006

Leslie Monteith DePlanche
By: Leslie Monteith DePlanche
Mike Malone, Attorney-in-fact
Mike Malone

LEGAL DESCRIPTION CONTINUATION:

Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of May, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MIKE MALONE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LESLIE MONTEITH DePLANCHE. as her Attorney-In-Fact, and who acknowledged that he as the Attorney-In-Fact executed the same as the free act and deed of the said LESLIE MONTEITH DePLANCHE.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of May, 2006.



Notary Public

My Commission Expires: 9/22/07