PROPERTY TAX INFORMATION:

OWNER: Sean Grimes and wife,
Donna Grimes
1806 South Hamilton Road
Nashville, TN 37218

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 80-4
Parcel: 40

Davidson County DEEDWARR
Recvd: 06/28/06 11:12 2 pgs
Fees:13.00 Taxes:373.70
20060628-0077254

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, we the undersigned, **Rickey Edward Davis (erroneously known as Rickie Edward Davis) and wife, Mary Elizabeth Davis ,** have bargained and sold and does hereby transfer and convey unto **Sean Grimes and wife, Donna Grimes,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 13DA-63690 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. on the plan of Newton Cannon's Subdivision of Block 4 in G.T. Sheegog's Subdivision at Bordeaux of record in Book 547, Page 185, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the southeasterly side of South Hamilton Road and runs back 180 feet 10 inches on the southwesterly line and 165 feet on the northeasterly line with the southwesterly margin or Ester Street to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Rickie Edward Davis and wife, Mary Elizabeth Davis by Warranty Deed dated April 2, 2004 from Arthur C. Kelley and wife, Carolyn S. Kelley recorded in Instrument No. 20040407--0039410 of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2006 property taxes which have been prorated between the

parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 22nd day of June, 2006.

Rickey Edward Davis AKA.
Rickie Edward Davis

Rickey Edward Davis (erroneously known as Rickie Edward Davis)

Mary Elizabeth Davis

Mary Elizabeth Davis

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 22nd day of June, 2006, before me personally appeared Rickey Edward Davis (erroneously known as Rickie Edward Davis) and wife Mary Elizabeth Davis , to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$101,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristen Braun

AFFIANT

Sworn to and subscribed before me, on this 22nd day of June, 2006.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08
/G4984