Davidson County DEEDWARR
Recvd: 06/26/07 12:00 2 pgs
Fees:13.00 Taxes:1572.50
20070626-0076212

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2007

_____
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-23-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald G. Grizzard	NEW OWNER	Map 96
120 Donelson Pike		Group 9
Nashville, TN 37214		Parcel 74

FOR AND IN 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

Gayle Paul and Ron Grizzard and James Grizzard and Nancy Fergusson, Heirs of The Estate of Georgie Edith Grizzard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ronald G. Grizzard and Frank C. Batson
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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 125 feet of the northerly 140 feet of Lot No. 7 on the Map of Donelson Annex Subdivision, as of record in Book 547, Page 196, Register's Office for said County.

Said part of Lot No. 7 fronts 125 feet on the westerly side of Polk Street or Avenue, and runs back between parallel lines from the center of said Street, 1089 feet to a dead line.

and,

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of Donelson Annex Subdivision, as of record in Book 547, Page 196, Register's Office for said County, described as follows:

Beginning on the westerly margin of Donelson Pike at the southeast corner of the property conveyed to Van Buford Grizzard and wife, Edith O'Brien Grizzard, by deed from Nora Johnson Cantrell, of record in Book 1540, Page 639, said Register's Office; thence with said Grizzard's southerly line North 85 deg. 08' west 1069.3 feet to said Grizzard's southwest corner; thence South 3 deg. 56' west 10 feet to the northerly margin of Lakeland Drive, a 50 foot street, continuing in the same direction 25 feet, in all 35 feet, to the center of said Lakeland Drive; thence with the center of said Drive South 85 deg. 8' east 1069.3 feet to the westerly margin of Donelson Pike; thence with said Pike northwardly, passing the northerly margin of said Lakeland Drive at 25 feet, in all 35 feet, to the beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED FROM THE ABOVE CONVEYANCE, is the following described property to wit of record in Book 4282, Page 26, said Register's Office:

A strip or parcel of land in the 13th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being a part of Lot No. 7, Donelson Annex, as of record in Book 547, Page 196, Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project No. 65-R-10, Donelson Pike.

BEGINNING at a point in the present West margin of Donelson Pike, at the intersection of Lakeland Drive, as shown on the plan of Martinwood Heights, as of record in Book 2133, page 63; thence Southerly 5.3 feet to a monument in Lakeland Drive; thence continuing with said Drive around a slight curve Westerly 23.10 feet to a point and continuing with said Lakeland Drive, North 88 deg. 21' 30" West 19.10 feet to the beginning of a curve that has a 25-foot radius; thence northeasterly 39.66 feet around said curve to a point on the new relocated West margin of Donelson Pike; thence North 2 deg. 31' 30" East 122.01 feet along the new relocated west margin of Donelson Pike to a point on the northerly property line; thence South 86 deg. 28' 30" East 11.72 feet along said line to a point on the present West margin of Donelson Pike; thence South 2 deg. 43' West 135 feet along the present West margin of Donelson Pike to the point of beginning and containing 1750 square feet.

Being the same property conveyed to Van Buford Grizzard and wife, Edith O'Brien Grizzard by deed from Nora Johnson Cantrell of record in Book 1540, Page 639, said Register's Office, and being the same property conveyed to Van Buford Grizzard and wife, Edith O'Brien Grizzard by deed from Tom F. Jones and C. J. Sain of record in Book 2157, Page 32, said Register's Office. The said Van Buford Grizzard having predeceased

FILE BOX 45

Edith O'Brien Grizzard. Edith O'Brien Grizzard died intestate leaving as Sole Heirs, Gayle Paul, Ron Grizzard, James Grizzard, and Nancy Fergusson. See also Probate File #653 of record in Probate Court for Trousdale County, Tennessee.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 196, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5148, Page 158, said Register's Office; (4) Drainage Easement to Metro Government of record in Book 4282, Page 26, said Register's Office; (5) Easement to Southern Bell of record in Book 1174, Page 366, said Register's Office; (6) Temporary Slope Easement of record in Book 4282, Page 26, said Register's Office.

Edith O'Brien Grizzard and Georgie Edith Grizzard being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 410 Donelson Pike, Nashville, TN 37214

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 our hands this 25th day of June, 2007.

The Estate of Georgie Edith Grizzard

By: Gayle Paul, Heir

By: Ron Grizzard, Heir

By: James Grizzard, Heir

By: Nancy Fergusson, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle Paul, Ron Grizzard, James Grizzard, and Nancy Fergusson, Heirs of the Estate of Georgie Edith Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Georgie Edith Grizzard and as such Heirs, are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 25th day of June, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY