QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Melissa Reeds
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20th DAY OF August, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane G104 Franklin, TN 37067
file # GRIGSBY QUITCLAIM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Johnathan Grigsby and Guynette Grigsby, and Tyrone Grigsby and Thomas W. Grigsby	Guynette Grigsby	Map 59–5
4170 Farmview Drive	4170 Farmview Drive	Parcel 196
Nashville, TN 37218	Nashville, TN 37218	

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

GUYNETTE GRIGSBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:
JOHNATHAN GRIGSBY, AND GUYNETTE GRIGSBY AND TYRONE GRIGSBY AND THOMAS W. GRIGSBY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4170 Farmview Drive, Nashville, TN 37218

Witness my hand on this 20th day of August, 2007

Guynette Grigsby
Guynette Grigsby

Davidson County DEEDQC
Recvd: 08/24/07 08:28 2 pgs
Fees:12.00 Taxes:0.00
20070824-0101265

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Guynette Grigsby the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Guynette Grigsby executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of August, 2007

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davison County, Tennessee, being Lot No. 201 on the Plan of Buena Vista Estates, Section V, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property convey to Guynette Grigsby by Warranty Deed from Thomas Grigsby, filed for record in Book 11432, Page 519, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. Real Property Taxes for 2007, which is lien but not yet due and payable.

2. A Deed of Trust or mortgage in favor of Jim Walter Homes with a present approximate balance of $23,400,00, which the GRANTEE agrees to assume, to pay all payments required to be paid in a timely manner and to indemnify and hold harmless the GRANTOR from any claim, demand or suit relating to same, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR AND GRANTEES WITHOUT AN EXAMINATION OF THE TITLE OR THE ABILITY OF GRANTEE TO ASSUME THE EXISTING MORTGAGE.
ADDRESS NEW OWNERS:

4170 Farmview Drive, Nashville, TN 37218