BOOK 3839 PAGE 41

Tax Notices to Grantee
605 Westboro Drive

WARRANTY DEED

Map 90-12
Par. 205

For and in consideration of the sum of Ten Dollars ($10.00) cash and other valuable considerations, receipt of all of which is hereby acknowledged, including the assumption by the grantee of the unpaid principal balance of a certain promissory note executed by the grantor and grantee to the Third National Company, said note being in the original principal amount of Thirty-one Hundred Dollars ($3100.00) and being secured by a deed of trust of record in Book 3381, page 61, Register's Office for Davidson County, Tennessee, to which deed of trust this conveyance is expressly made subject, I, JAMES L. GRIMES, have bargained and sold and by these presents do transfer and convey unto ALMA C. GRIMES, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 5 on the Plan of Westboro, Section 3, as of record in book 1424, page 82, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Westboro Drive, at the corner of lots Nos. 4 and 5; thence with the line between said two lots, southwestwardly 233.9 feet; thence north 34° 01' west 50 feet to an iron pin grouted in rock wall; thence north 54° 27' east 252 feet to an iron pin in the center of James Avenue; thence south 89° east 4 feet to an iron pin on the southwesterly margin of Westboro Drive; thence with said Drive, southeastwardly 95.18 feet to the beginning.

Being the same property conveyed to Alma C. Grimes and James L. Grimes by deed from Vernon C. Murphy and wife, Robbie Louise Murphy, of record in Book 3255, page 469, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Westboro Drive, and conditions of owners certificate, as shown on plan of record in book 1424, page 82, said Register's Office, restrictive covenants contained in an instrument of record in book 1631, page 193, said Register's Office, which applies to the easterly part of premises only, and to restrictive covenants contained in an instrument of record in book 1788, page 413, said Register's Office.

To have and to hold said interest in said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Alma C. Grimes, her heirs and assigns, forever.

And I do covenant with the said Alma C. Grimes that I am lawfully seized and possessed of said interest in said land in fee simple,

have a good right to convey it, and the same is unencumbered except as herein recited and except for current taxes which have been prorated and are assumed by the grantee.

And I, James L. Grimes, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said Alma C. Grimes, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30 day of Nov, 1964.

James L Grimes
James L. Grimes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me A B Gibson, a Notary Public in and for said County and State, the within named James L Grimes, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tenn this 30 day of Nov, 1964.

A B Gibson
Notary Public

My Commission Expires FEB. 26, 1968

My commission expires: _____

STATE TAX $ 6.00
PROBATE .50
TOTAL $ 6.50
DEC 7 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID DEC 7 - 1964

James L. Grimes

to DEED

Alma C. Grimes

61073

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 1 30 PM '76

RECORDING FEE 1.00

DEP. REG. .50