WARRANTY DEED

BOOK 3875 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Grimes, Jr. (NAME)	(NAME)	MAP 160-8
Broadwell Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 55
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	LD 78311

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Thomas K. Grimes, Jr. and wife, Sue F. Grimes, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Claude Dunn Construction Company, Inc., a Tennessee corporation, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Thomas K. Grimes, Jr. and wife, Sue F. Grimes, 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 Lot No. 70 on the PLAN OF BRENTVIEW HILLS, as of record in Book 3300, pages 43 and 44, Register's Office for said County.

SAID Lot No. 70 fronts 120 feet on the southerly side of Broadwell Drive, and runs back 320.02 feet more or less on the westerly line and 336.12 feet more or less on the easterly line, to the center line of a creek or drain on which it measures 125 feet more or less.

BEING the same property conveyed to CLAUDE DUNN CONSTRUCTION COMPANY, INC., by deed from Brentview Development Company, a partnership, of record in Book 3790, page 883, said Register's Office.

CONVEYANCE of this property is made subject to the recorded plan which shows an Owner's Certificate, an 80 foot set-back line from Broadwell Drive, a 10 foot easement for public utilities along the easterly side line, an easement for the flow of a creek along the south rear line, a 20 foot easement for drainage and utilities crossing the southerly rear part of the lot adjoining said creek, and Restrictions filed for record March 7, 1962, in Book 3345, page 205.

This is { unimproved / improved } property, known as Broadwell Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas K. Grimes, Jr. and wife, Sue F. Grimes, *their heirs and assigns, forever.*

And it does ~~xx~~ *covenant with the said* Thomas K. Grimes, Jr. and wife, Sue F. Grimes *that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Claude Dunn Construction Company, Inc., a Tennessee corporation, does ~~xx~~ *further covenant and bind* itself, its successors, ~~xxxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* Thomas K. Grimes, Jr. and wife, Sue F. Grimes, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 31 *day of* March, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

BY: M. K. Dunn Jr.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

....., the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

....., the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RECORDER'S MEMO:
...r Writing, Typing or Printing

Before me, ...Richard D. Sweeney....., a Notary Public of the State and County aforesaid, personally appeared..... with whom I am personally acquainted, and who, upon oath, acknowledged ...himself to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...himself as.....

Witness my hand and seal, at office in.....Nashville.....,
this.....21.....day of.....March.....1965.....

Notary Public

Commission Expires.....July 22, 1967.....

RICHARD D. SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

26,450

Sta. Nelson 4

WARRANTY DEED

FROM

Claude Dunn Construction Company, Inc.

TO

Thomas K. Grimes, Jr. and wife, Sue F. Grimes

STATE TAX $ 4.43
PROBATE .50
TOTAL $ 4.93

MAR 31 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 31 1965

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 31 3 36 PM '65

RECORDED IN BOOK 3875 PAGE 657

DEP. REG.

7 4 7 5 1

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 3875 PAGE 657