WARRANTY DEED

BOOK 3909 PAGE 227

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Hays et ux.	James W. Hays	FH 6.C38
(NAME:) Mr & Mrs James W Hays	(NAME:) James	Map 145-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS)	Par. 25
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.C

For and in Consideration of the sum of Forty Thousand Four Hundred Seven and 52/100 ----- ($40,407.52) ----- *DOLLARS*

of which $9,000.00 has been paid in cash by James W. Hays and wife, ~~Marguerite~~ R. Hays, the receipt of which is hereby acknowledged, and for the remainder the said James W. Hays and wife have assumed and agree to pay the unpaid balance of $31,407.52 of an original indebtedness of $31,800.00 secured by deed of trust of record in book 3797, page 442, Register's Office for Davidson County, Tennessee,

We, Jerry W. Grise and wife, Betty E. Grise,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Hays and wife, Marguerite R. Hays, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Alpine Estates, as of record in book 3106, page 142, Register's Office for said County, described as follows:
Beginning on the southerly margin of Tyne Boulevard at the corner of Lots Nos. 1 and 2; thence with the line between said two lots southerly 389 feet; thence easterly 302.8 feet to the westerly margin of a proposed 50-foot street; thence with said proposed street north 333 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwesterly 37.45 feet to the southerly margin of Tyne Boulevard; thence with the same westerly 199.7 feet to the beginning.
Being the same real property conveyed to Jerry W. Grise and wife, Betty E. Grise, by deed from James E. Patterson and Cecil F. Fox, partners, doing business as Patterson & Fox Construction Company, of record in book 3797, page 438, said Register's Office.

This conveyance is made subject to easement for public utilities and drainage, setback line from Tyne Boulevard, and conditions of owners certificate, as shown on plan of record in book 3106, page 142, said Register's Office; and to restrictive covenants of record in book 3502, page 361, said Register's Office.

This Instrument Was Prepared By The Law Firm
Pedigo & Saindon
301 Stahlman Building; Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as .....
(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 James W. Hays and wife, **Marguerite R.** Hays, their .....*heirs and assigns, forever.*

And we *do covenant with the said* James W. Hays and wife, **Marguerite R.** Hays, ...*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.,* except taxes for 1965 which are prorated and assumed by the grantees.

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* James W. Hays and wife, **Marguerite** R. Hays, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* July, *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.*

Jerry W. Grise

Betty E. Grise

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grise Jr., a Notary Public in and for said County and State, the within named Jerry W. Grise and wife, Betty E. Grise,

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 19 65.

L. R. Grise Jr., Notary Public.

Commission Expires 10/23/65

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

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self 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.....self as.....

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

.....
Notary Public

Commission Expires.....

BOOK 3909 PAGE 230

Grise 114701

WARRANTY DEED

FROM

Jerry W. Grise et ux.

TO

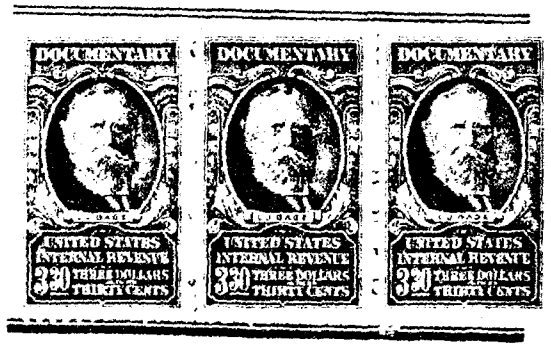
James W. Hays et ux.

87657

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 7 9 41 AM '95

NOTE
RECORDING FEE $ 11.50 PAGE 89
DEP. REG.



STATE TAX $ 6.60
PROBATE
TOTAL $ 6.60

JUL 7 1995

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

PAID JUL 7 1995