This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James T. Hicks and wife,
Bonnie Jean Hicks

TO

James L. Grissom and wife,
Wanda Grissom

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Grissom (NAME)	Murphree Mortgage Company (NAME)	Map 90-15
545 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 121
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,924.71 James T. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 69.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James T. Hicks and wife, Bonnie Jean Hicks, to Raymond L. Davis, Jr., Trustee, of record in Book 4052, page 90, re-recorded in Book 4164, page 60, Register's Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said note and the terms andconditions of said deed of trust, the obligations of which are assumed by the said grantees, We, James T. Hicks and wife, Bonnie Jean Hicks

have bargained and sold, and by these presents do transfer and convey unto the said

James L. Grissom and wife, Wanda Grissom

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. 314 on the Plan of Charlotte Park Subdivision, Section Eleven, as of record in Book 2900, page 80, Register's Office for said County.

Said Lot No. 314 begins at a point in the southwesterly margin of River Rouge Drive at the common front corner of Lots 314 and 315; thence with the line between said two lots southwestwardly 122.1 feet to a corner of Lots 313, 314, and 315; thence with the line between Lots 313 and 314 northwestwardly 116.0 feet to a point in the southeasterly margin of Annex Avenue; thence with the margin of said Avenue northeastwardly 100 feet to a point; thence around a curve in an easterly direction 39.3 feet to a point in the southwesterly margin of River Rouge Drive; thence with the margin of said Drive, southeastwardly 98.2 feet to the beginning.

Being the same property conveyed to James T. Hicks and wife, Bonnie Jean Hicks, by deed from Leon E. Dicus, Jr., and wife, Doris M. Dicus, of record in Book 4052, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3033, page 638, said Register's Office; and the Plan of record in Book 2900, page 80, said Register's Office, which shows an owner's certificate, a 25 foot minimum building setback line from Annex Avenue; a 30 foot minimum building setback line from River Rouge Drive, and a 10 foot easement for public utility purposes along the southeasterly line.

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This is unimproved ( ) improved (x) property, known as 545 River Rouge Drive (House Number) (Street) Nashville (P. O. Address: City or Town) Tennessee (Postal Zone)

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 L. Grissom and wife, Wanda Grissom their heirs and assigns, forever.

And we do covenant with the said James L. Grissom and wife, Wanda Grissom 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 as set out herein.

And We, James T. Hicks and wife, Bonnie Jean Hicks 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 L. Grissom and wife, Wanda Grissom, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14th day of February, 19 69

James T. Hicks

Bonnie Jean Hicks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named James T. Hicks and wife, Bonnie Jean Hicks

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 14th day of February, 19 69

Jo Ann Smith, Notary Public.

Commission expires April 26, 1971.

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 .

FEB 17 2 40 PM '69
FELIX Z. HILL REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

A 30737

FEB 17 CONV A* 51.74
FEB 17 RECEIPT A* .50
FEB 17 WDEED A* 3.00 * 55.24