BOOK 4368 PAGE 190

(This deed prepared by W.Rufus Pardue, Atty,224½-4th Ave,N,Nashville,Tenn.)

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Hulsey et ux, (NAME)	James Hulsey et ux,Beulah Mae, (NAME)	82-3 356
1017 Stainback Ave, (STREET ADDRESS OR ROUTE NUMBER)	1017 Stainback Ave, (STREET ADDRESS)	Field Book
Nashville, 37207, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville,37207, Tenn. (CITY) (ZONE) (STATE)	20W - 24035

FOR AND IN CONSIDERATION of the sum of ($8,000.00)

EIGHT THOUSAND AND NO/100 *Dollars,*

WE, THOMAS E. GRIMES and wife, RUBYE GRIMES, both of lawful age and sui juris,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES HULSEY and wife, BEULAH MAE HULSEY, their *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

" Land in Davidson County,Tenn.,being Lot No.68 in Sharpe & Horn's First Addition to Nearheast Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said lot fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Thomas E. Grimes and wife, Rubye Grimes, by deed from Minnie Lee Bedwell, now Nelms, of record in book 2738,page 239, said Register's Office." -(Guaranty Title Compny's Guaranty No.205 534).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 25th day of September, 1969.

Affiant Thomas E Grimes

My commission expires: January 24,1970. (Affix Seal)

Notary Public W.Rufus Pardue,

This is unimproved (XX) improved property, known as 1017 Stainback Ave,Nashville,Tenn. (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES HULSEY and wife, BEULAH MAE HULSEY, their *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES HULSEY and wife, BEULAH MAE HULSEY, their *heirs and assigns, against the lawful claims of all persons.*

Witness Our hands this 25th, day of September, 1969.

Thomas E Grimes

Rubye Grimes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. RUFUS PARDUE, *a Notary Public in and for said County and State,* THOMAS E. GRIMES and his wife, RUBYE GRIMES, *the within named bargainors, 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* 25th *day of* September, 19..... W. Rufus Pardue *Notary Public*

Commission expires January 24, 1970.

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 .....

SEP 26 69	CONV		*8,000.00			
SEP 26 69	S'TAX			A*	20.80	
SEP 26 69	PR'FEE			A*	.50	
SEP 26 69	W'DEED			A*	3.00	* 24.30

WARRANTY DEED

FROM

THOMAS E. GRIMES et ux, Rubye,

TO

JAMES HULSEY et ux, (Beulah Mae)

A 5 5 4 7 5

IDENTIF. REFERENCE

SEP 26 10 58 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

W. Rufus Pardue, Attorney,
224½ - 4th Ave, North,
Nashville, Tennessee, 37219