BOOK 4444 PAGE 580

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1970

Notary Public

MY COMMISSION EXPIRES: April 20, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dodson Batson, Attorney - 701-1st American National Bank Bldg.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Grana (NAME)	First Federal S & L Assn. (NAME)	24W-7340
2510 Essex Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 131-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Par. 47 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward R. Hoge and Ruth Hoge Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory M. Grana and wife, Janice T. Grana

HEREINAFTER CALLED THE GRANTEES, 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. 92 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place, a plan of which is of record in Book No. 421, page 7, Register's Office for said County.

Said Lot No. 92 fronts sixty feet on the northerly side of Essex Avenue and runs back between parallel lines 215 feet to an alley.

Being property devised to Edward R. Hoge and Ruth Hoge Taylor, as devisees under the will of Maggie L. Hoge, deceased, as of record in Will Book 95, page 408, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2510 (House Number) Essex Avenue (Street) Nashville (P. O. Address) Tennessee (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of August, 1970

Edward R. Hoge

Ruth Hoge Taylor

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lillie Rudolph, a Notary Public in and for said County and State, the within named Edward R. Hoge and Ruth Hoge Taylor

the 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 31st day of August 1970

Commission expires April 29, 1973

Ruth Rudolph
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EDWARD R. HOGE AND
RUTH HOGE TAYLOR

TO
GREGORY M. GRANA ET UX

A 89571

IDENTIF. REFERENCE

Sep 10 2 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please mail to: Mr. Gregory M. Grana, 1921 Castleman Drive, Nashville, Tennessee 37215

$14,900.00

SEP 10 70 CONV
SEP 10 70 S TAX A* 38.74
SEP 10 70 PR FEE A* .50
SEP 10 70 W DEED A* 3.00 * 42.24