WARRANTY DEED BOOK 4453 PAGE 894

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Marcum, et ux (NAME)	Same (NAME)	3D 20455
306 Gay Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, together with the agreement by the grantees to assume and pay the unpaid balance of a promissory note in the original principal amount of $10,400.00 payable in monthly installments secured by a deed of trust of record in Book 3140, page 241,

John L. Grimsley and wife, Grimsley

have this day bargained and sold, and do hereby transfer and convey unto the said Paul Marcum and wife, Elsie Marcum, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.
Said Lot No. 24 fronts 70 feet on the northerly side of McKeige Drive and runs back 211.4 feet on the westerly line and 200.4 feet on the easterly line to a dead line in the rear, measuring 101.3 feet thereon.
Being the same property conveyed to John L. Grimsley by deed from Frank S. Brent, unmarried, on February 28, 1966, now being of record in Book 4453, page 890, R.O.D.C.

The wife of John S. Grimsley, Grimsley, herein joins in this deed for the purpose of conveying all of her right, title and interest in and to the property herein conveyed and in order to relinquish all claims of homestead or dower.
This conveyance is subject to restrictive covenants of record in Book 2928, page 445, and all restrictions shown on the plan of record in Book 2900, page 18, Register's Office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 10th day of October, 1970

Affiant: Paul Marcum

My commission expires: (Affix Seal) Notary Public: Wilson L. Mercer

My Commission Expires June 5, 1971.

This is improved (X) unimproved ( ) property, known as 2714 McKeige Drive, Nashville, Tennessee (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

Paul Marcum and wife, Elsie Marcum, their

(successors), 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,* except for 1970 taxes and except as hereinabove noted.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul Marcum and wife, Elsie Marcum, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 10th *day of* October, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John L. Grimsley

James H. Grimsley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H. Mercer, *a Notary Public in and for said County and State,* John L. Grimsley & wife Janice H. Grimsley

the within named 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* 20th *day of* October, *19*70.

My Commission Expires June 9, 1974

William H. Mercer *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.....

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201

BY: ..... ATTORNEY

OCT 21 70	CONV	12,500.00			
OCT 21 70	S'TAX		A*	32.50	
OCT 21 70	PH'FEE		A*	.50	
OCT 21 70	W'DEED		A*	3.00	* 36.00

WARRANTY DEED

FROM
JOHN L. GRIMSLEY, et ux
TO
PAUL MARCUM, et ux

A 93861

IDENTIF. REFERENCE

OCT 21 4 14 PM '70

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