BOOK 4540 PAGE 894

Map 134-13
Par 161
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create

A TENANTS IN COMMON

We, PAUL A. WAIR, JR. AND WIFE, MARY FRANCES NETHERTON WAIR

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

J. M. GRISSIM, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 224 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF LINBAR DRIVE AT THE CORNER OF LOTS NOS. 224 AND 245; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTERLY 95 FEET TO THE CORNER OF LOTS NOS. 224, 225 AND 245; THENCE WITH THE LINE BETWEEN LOTS NOS. 224 AND 225, NORTHERLY 95 FEET TO THE SOUTHERLY MARGIN OF SUNLIGHT DRIVE; THENCE WITH THE SAME WESTERLY 100.4 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 20 FEET SOUTHWESTERLY 31.4 FEET TO THE EASTERLY MARGIN OF LINBAR DRIVE; THENCE WITH THE SAME 77.8 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO PAUL A. WAIR, JR. AND WIFE, MARY FRANCES NETHERTON WAIR BY DEED FROM EVA LORENE ALLEN HORN AND HUSBAND, DALE V. HORN OF RECORD IN BOOK 4198, PAGE 225 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said J. M. GRISSIM, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, PAUL A. WAIR, JR. AND WIFE, MARY FRANCES NETHERTON WAIR do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. M. GRISSIM, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said J. M. GRISSIM, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto PAUL A. WAIR, JR. AND HELEN STOVALL WAIR

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said PAUL A. WAIR, JR. AND HELEN STOVALL WAIR, heirs and assigns, forever.

And I do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, J. M. GRISSIM, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said PAUL A. WAIR, JR. AND HELEN STOVALL WAIR, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of SEPTEMBER, 1971.

Paul A. Wair Jr.
Mary Frances Netherton Wair
J. M. Grissim
Trustee.

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

BOOK 1540 PAGE 895

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VIRGINIA PHILLIPS, a Notary Public in and for said County and State, the within named, PAUL A. WAIR, JR. AND WIFE, MARY FRANCES NETHERTON WAIR 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 29 day of SEPTEMBER, 1971

Virginia Phillips
Notary Public.

My commission expires: 8-18-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, VIRGINIA PHILLIPS, a Notary Public in and for said County and State, the within named J. M. GRISSIM, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of SEPTEMBER, 1971

Virginia Phillips
Notary Public.

My commission expires: 8-18-75

Deed

From: PAUL A. WAIR, JR. ET UX

to: J. M. GRISSIM Trustee.

B 32417

IDENTIF. REFERENCE

SEP 29 2 24 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

SEP 29 71	CONV				
SEP 29 71	CONV				
SEP 29 71	STATE		A*	16.90	
SEP 29 71	STATE		A*	16.90	
SEP 29 71	PR'FEE		A*	.50	
SEP 29 71	W'DEED		A*	4.00	* 38.30

From: J. M. GRISSIM Trustee.

to: PAUL A. WAIR, JR. AND HELEN STOVALL WAIR

$6,500.00
$6,500.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00.

X Paul A. Wair Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 1971.

Virginia Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-18-75