BOOK 4598 PAGE 239

WARRANTY DEED

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2700 FRANKLIN ROAD
NASHVILLE, TENN. 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia Guinn, Et Al	Kimbrough-Kavanaugh & Assoc.	133-3 165
(NAME)	(NAME)	
113 Vaden Drive	404 James Robertson Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)-- *Dollars,*

Cash in hand paid by the Grantees herein and other good and valuable consideration, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note payable to Kimbrough-Kavanaugh & Associates, Miller Kimbrough, Trustee, for the amount of $11,550.00, and secured by a Deed of Trust of record in Book 2467, Page 563, Register's Office for Davidson County, Tennessee.

We, Robert L. Grace and wife, Alberta W. Grace

have this day bargained and sold, and do hereby transfer and convey unto the said

Virginia Guinn (a widow) and Margaret Warren (single)

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Glencoe Acres, of record in book 1835, page 136, Register's Office for said County, described as follows:

Beginning at a point on the northeasterly side of Dumas Drive, the common corner of Lots Nos. 155 and 156; thence in a northwesterly direction 76.8 feet to a point; the beginning of a curve; thence around said curve in a northwesterly and a northeasterly direction 39.3 fe 39.3 feet to a point on the southeasterly side of Vaden Drive; thence in a northeasterly direction 128.7 feet to a point; thence in a southeasterly direction 101.3 feet to a point; thence in a south-westerly direction 153 feet to the point of beginning.

Being the same property conveyed to Robert L. Grace and wife, Alberta W. Grace, by deed from Ray Glenn Roberts and wife, of record in book 2482, page 389, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,300.00

Subscribed and sworn to before me, this the 1 day of May, 19 72

Affiant W. Virginia Guinn

My commission expires: 7/29/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 113 Vaden 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

Virginia Guinn and Margaret Warren

their *(successors),*

heirs and assigns forever. we *covenant that* we *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 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* Steltemeier & Westbrook

their

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

Witness our hand S this 1st day of May, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robt L. Grace

Alberta W. Grace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Grace and Alberta W. Grace 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 1 day of May, 19 72.

Notary Public

Commission expires 7-29-73

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.....

MAY-3 CONV 21,300.00
MAY-3 S TAX A* 55.38
MAY-3 PR FEE A* .50
MAY-3 DEED A* 4.00 * 59.88

WARRANTY DEED

FROM Robert L. Grace, Et Ux

TO Virginia Guinn and Margaret Warren

B 5 8 0 1 0

IDENTIF. REFERENCE

MAY 3 11 12 AM '72

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 256-2050
NASHVILLE, TENNESSEE