This Warranty Deed prepared by W.RUFUS PARDUE,Atty,224½=4th Ave,N,
Nashville,Tenn, 37219

Address New Owners,	Map Parcel Number
T. E. GRIMES Et UX,(Rubye Mae Grimes) -	82 - 3 344
and Daughter, Anne Grimes VIGH -	Field Book Number
1014 Stainback Ave,Nashville,Tenn,37207	20 W- 23335

BOOK 4603 PAGE 586

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, Cash in hand paid and other valuable and sufficient considerations, the receipt of all of which is hereby acknowledged, I, T. E. GRIMES, of lawful age and sui juris,have bargained and sold, and by these presents do transfer and convey unto the said wife,RUBYE MAE GRIMES and our said daughter, ANNE GRIMES VIGH, SUBJECT, however,to MY LIFE ESTATE, their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee,described as follows,to-wit:

"Being Lot No. 84 in Sharpe & Horn's 1st Addition to North East Nashville, a plan of which is recorded in Book No.57, page page 152, of the Register's Office for Davidson County,Tennessee.

Said Lot No. 84 fronts fifty (50) feet on the West side of Stainback Avenue,and extends back, between parallel lines, about 155 feet to an alley. and being the same property conveyed to the said T.E.GRIMES from J.T.Combs and wife, Rosie D. Combs, dated June 6,1919,filed for record June 10, 1919 and recorded in Book No. 528, page 207, Register's Office Davidson County,Tennessee.

Reference is made to deed to said J.T.Combs and wife, Rosie D. Combs,recorded in Book No. 420, page 69, R.O.D.C.

SITUATED upon the above and foregoing described land is a dwelling, stucco with brick-siding,kown as City No. 1014 Stainback Avenue,-in which the said T.E. Grimes has resided almost from the date of his said acquisition thereof,during 1919;- and is currently assessed at $2,000.00.

TO HAVE AND TO HOLD the said tract of land,with the appurtenances, estate, title and interest thereto belonging to the said Rubye Mae Grimes and their said daughter,Anne Grimes VIGH,-SUBJECT,however,to the LIFE ESTATE herein and hereby reserved to the granter T.E.Grimes,-their heirs and assigns,forever.

And the said T.E.Grimes do covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unincumbered,-EXCEPT 1972 Taxes,not due.

And I do further covenant and bind myself,heirs and representatives to warrant and forever defend the title to the said GRANTEES,heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand,this 20 day of MAY, 1972.

T E Grimes

B 6 0 4 2 6

IDENTIF. REFERENCE

MAY 23 12 25 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, W.RUFUS PARDUE, a Notary Public in and for said County and State T. E. GRIMES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within Deed - instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 20 day of MAY, 1972.

W. Rufus Pardue,
Notary Public.

My commission expires February 3, 1974.

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I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2,000.00. Affiant Ruby Mae Grimes
Subscribed and sworn to before me this 23rd day of May 1972
Deputy Register W. W. Williams

MAY23-72	CONV	*2,000.00			
MAY23-72	S TAX		A*	5.20	
MAY23-72	R FEE		A*	.50	
MAY23-72	DEED		A*	4.00	* 9.70