BOOK 4780 PAGE 785

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Floyd W. Kephart, Jr., et al (NAME)	Floyd W. Kephart, Jr., et al (NAME)	al
2313 21st Avenue South (STREET ADDRESS OR ROUTE NUMBER)	2313 21st Avenue South (STREET ADDRESS)	104-15-2-.0
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

and other good and valuable consideration

We, J. M. Grissim and wife Jean F. Grissim

have this day bargained and sold, and do hereby transfer and convey unto the said ....Floyd W. Kephart, Jr. and Joel H. Moseley ..... their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being the southeasterly part of a lot marked "1 to 4" on the map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated June 18, 1959, as follows:
Beginning at an iron pin in the northwest corner of Sunset Place, and Hillsboro Road, as widened; thence along the north margin of Sunset Place, North 84° 02' West 10.2 feet to an iron pin; thence continuing westerly with Sunset Place along a curve, having a radius of 603 feet a distance of 121.2 feet to an iron pin; thence South 80° 00' East 159.15 feet to an iron pin; said iron pin being located in the west margin of Hillsboro Road, as widened; thence along said Road, South 20° 27' West 88 feet to the point of beginning.

Being the same property conveyed to J. M. Grissim, by deed from First Southeastern Corporation, a Delaware corporation, of record in Book 4552, page 352, Register's Office of Said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $75,000.00

Subscribed and sworn to before me, this the 11 day of January 19 74

My commission expires: June 11 - 1977 (Affix Seal)

Affiant

Notary Public

This is improved ( ) property, known as ....2313 21st Avenue South, 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 ....Floyd W. Kephart, Jr. and Joel H. Moseley ..... 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.*

....We....*further covenant and bind* ....ourselves, our.....*heirs and representatives, to warrant and forever defend the title to said real estate to said* Floyd W. Kephart and Joel H. Moseley ..... their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness .....our hands..... *this* .....11..... *day of* .....January..... 19..74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. M. Grissim

Jean F. Grissim

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sandra Brownce, a Notary Public in and for said County and State, J. M. Grissim and wife Jean F. Grissim

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of January, 19 74

Sandra Brownce, Notary Public

Commission expires October 31st, 1976.

SANDRA BROWNCE NOTARY PUBLIC LAKE STATE OF TENNESSEE

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 _____

JAN15'74	CONV	90,000.00			
JAN15'74	CONV	85,000.00			
JAN15'74 STAX			A*	455.00	
JAN15'74 PRTFEE			A*	.50	
JAN15'74	WDEED		A*	4.00	* 459.50

WARRANTY DEED

FROM

J. M. GRISSIM

TO

FLOYD W. KEPHART and

JOEL H. MOSELEY

C 38532

IDENTIF. REFERENCE

JAN 15 12 52 PM '74

FELIX Z. WELSH II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238