BOOK 4784 PAGE 651

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
12th FLOOR, THIRD NATL. BANK BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIE B. GRANSTAFF et ux	Fidelity Federal Savings & Loan	Map # 131-12
(NAME)	(NAME)	
1034 Battery Lane	401 Union Street	Par. # 77
(STREET, ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars ---------- Dollars, cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees, Willie B. Granstaff and wife, Laura D. Granstaff, of the balance remaining on a note, in the original amount of $22,300.00, plus interest, payable to Fidelity Federal Savings & Loan Association, executed by Paul J. Mumbauer, Jr., and wife, Corinne C. Mumbauer, and secured by a Deed of Trust of record in Book 4227, page 704, Register's Office for Davidson County, Tennessee, which is likewise assumed by said Grantees;

We, Charles C. Brewer and wife, Evelyn M. Brewer,

have this day bargained and sold, and do hereby transfer and convey unto the said Willie B. Granstaff and wife, Laura D. Granstaff, their ---------- heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Map of Zenaida Place, not of record, and described as Lot "A", on an unrecorded Map showing Subdivision of part of said Lot 25, by Z. J. Wilkinson, Surveyor, August 11, 1948, as follows:

Beginning at a point in the center line of Battery Lane, at the southeast corner of a triangle of land conveyed to James A. Starkey and wife, by deed from James T. Eanes, and wife, in Book 1684, page 87, Register's Office; thence along Starkey's east line, North 1° 15' West 425 feet to an iron pin at the northwest corner of Lot "A"; thence South 87° 37' East 153 feet to an iron pin in the south line of the original Lot 24, being the corner of Tracts A and B, and being the northwest corner of the property conveyed to H. F. Charlton, Jr., and wife, by deed in Book 1638, page 296, Register's Office; thence along Charlton's west line and along the line between Tracts A and B, South 2° east along a fence, 425 feet to a spike in the center line of Battery Lane; thence with the centerline of the same, North 87° 30' West 147.9 feet to the beginning.

Being the same property conveyed to Charles C. Brewer and wife, Evelyn M. Brewer, by deed from Paul J. Mumbauer, Jr. and wife, Corinne C. Mumbauer, of record in Book 4504, page 400, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $34,500.00

Subscribed and sworn to before me, this the 31st day of January, 19 74

Affiant: Willie B. Granstaff

My commission expires: My Commission Expires Oct. 25, 1976

(Affix Seal)

Notary Public: Robert L. Dozier

This is (unimproved ( ) / improved (X)) property, known as 1034 Battery Lane, 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 Willie B. Granstaff and wife, Laura D. Granstaff, their ---------- 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 by said Deed of Trust.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Willie B. Granstaff and wife, Laura D. Granstaff, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st 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.

Charles C. Brewer

Evelyn M. Brewer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier a Notary Public in and for said County and State, Charles C. Brewer and wife, Evelyn M. Brewer

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 31st day of January, 19 74.

Robert L. Dozier Notary Public

Commission expires My Commission Expires Oct. 25, 1976

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY

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.....

JAN31	CONV	34,500.00			
JAN31	STAX		A*	89.70	
JAN31	PRTEE		A*	.50	
JAN31	WDEED		A*	4.00	* 94.20

WARRANTY DEED

FROM Charles C. Brewer et ux

TO Willie B. Granstaff et ux

C 40375

IDENTIF. REFERENCE

JAN 31 12 48 PM '74

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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