BOOK 4810 PAGE 813

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Grant,et ux (NAME)	Home Federal Savings & Loan (NAME)	Map 150-1
426 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	L and C Tower (STREET ADDRESS)	Par. 232
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	2D58003

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,* cash, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the balance of a note in the original amount of $26,500.00 and secured by a Deed of Trust of record in Book 4591, page 286, Register's Office for Davidson County, Tennessee,

We, James Walter Hesser and wife, Janet Lefler Hesser

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Grant and wife, Betty Jean Grant, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 779 on the Plan of Section 16, Edge-O-Lake Estates, of record in Book 4175, page 157, Register's Office for said County.

Said Lot No. 779 fronts 80.0 feet on the southeasterly margin of Clearwater Drive and extends back 135.0 feet on the northeasterly line and 148.45 feet on the southwesterly line, to a dead line in the rear, measuring 79.14 feet thereon.

Being the same property conveyed to James Walter Hesser and wife, Janet Lefler Hesser by deed from Jack Williams and wife, Frances E. Williams, of record in Book 4591, page 284, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $31,437.43

Subscribed and sworn to before me, this the 26th day of April 19 74

My commission expires: 2-1-75 (Affix Seal)

Affiant Charles E. Grant

Notary Public John M. Williams

unimproved ( )
This is improved (X) property, known as 426 Clearwater 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 Charles E. Grant and wife, Betty Jean Grant, 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,* except as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Grant and wife, Betty Jean Grant, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 26th day of April, 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.*

X James Walter Hesser
James Walter Hesser

X Janet Lefler Hesser
Janet Lefler Hesser

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John Williams, *a Notary Public in and for said County and State,* James Walter Hesser and wife, Janet Lefler Hesser,

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* 26th *day of* April, *19* 74

John Williams
Notary Public

NOTARY PUBLIC * WILLIAMS * DAVIDSON COUNTY, TENN.

Commission expires 2-1-75

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 _____

APR 30 74	CONV	34,437.43			
APR 30 74	S'TAX		A*	89.44	
APR 30 74	PR'FEE		A*	.50	
APR 30 74	W'DEED		A*	4.00	* 93.94

WARRANTY DEED

FROM

James Walter Hesser, et ux

TO

Charles E. Grant, et ux

C 52228

IDENTIF. REFERENCE

APR 30 1 47 PM '74

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 256-2656
NASHVILLE, TENNESSEE