This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4820 PAGE 574

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY S. GRIGGS, ET UX	First Federal Savings & Loan	MAP 83-15
(NAME)	(NAME)	
2807 Huntleigh Dr.	414 Union	PAR. 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville	Nashville, Tenn.	M.P
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4544, page 981, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

JOHN T. FLANAGAN AND WIFE, WANDA FAYE FLANAGAN,

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

GARY S. GRIGGS AND WIFE, DONNA E. GRIGGS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 101, on the Plan of Fortland Park, Section I, Addition I, described as follows:
Said Lot No. 101 fronts 90.5 feet on the southerly side of Huntleigh Drive and runs back between lines 212.35 feet on the easterly side and 228.7 feet on the westerly side to a dead line in the rear which measures 52.99 feet.

Being the same property conveyed to John T. Flanagan and wife, Wanda Faye Flanagan, by deed from Myrtle S. Smith, unmarried, of record in Book 4544, page 979, Register's Office for Davidson County, Tennessee.

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25821.39

Subscribed and sworn to before me, this the 24th day of May 19 74

Affiant

My commission expires: 2/25/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 2807 Huntleigh 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

grantees, 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 appears 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* grantees, their

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

Witness our *hand* s *this* 24th *day of* May, 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.*

John T. Flanagan

Wanda Faye Flanagan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN T. FLANAGAN AND WIFE, WANDA FAYE FLANAGAN *the within named bargainors, 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 Madison *Tennessee, this* 24th *day of* May, *19* 74

Notary Public

Commission expires 2/25/74

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 .....

MAY31	CONV	25,821.39			
MAY31	S'TAX		A*	67.08	
MAY31	PR'FEE		A*	.50	
MAY31	W'DEED		A*	4.00	* 71.58

WARRANTY DEED

FROM

JOHN T. FLANAGAN, ET UX

TO

GARY S. GRIGGS, ET UX

C 5 6 7 2 9

IDENTIF. REFERENCE

MAY 31 1 15 PM '74

DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115