FORM NO. WD-1

BOOK 1830 PAGE 709

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Horace Dunnivant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June 1974

Notary Public

MY COMMISSION EXPIRES: 11-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace Dunnivant et ux (NAME)	The Lomas & Nettleton Company (NAME)	15D-36330
1926 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 73-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Va. Beach, Va. 23451 (CITY) (STATE) (ZIP)	Parcel 73

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rayford B. Grimes and wife, Earline G. Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horrace Dunnivant and wife, Charlotte Dunnivant

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 37½ feet of Lot 9 and the westerly 70 feet of Lot 10 on the Map of Happy Valley, Section "A", not of record, described according to a survey by John Kohl, Surveyor, dated 6-24-74, described as follows:

BEGINNING at a point in the southerly margin of Riverwood Drive, formerly Williams' Ferry Road, at a point 662.5 feet east of the easterly margin of said Drive, eastwardly 107.5 feet to a point; thence southwardly 161 feet more or less to a point; thence westwardly 107.5 feet, more or less, to a point; thence northwardly 163 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Rayford B. Grimes and wife, Earline G. Grimes by deed from Lloyd W. Pate, unmarried, of record in Book 2016, page 397, said Register's Office and being part of the same property conveyed to Rayford B. Grimes and wife, Earline G. Grimes by deed from M. T. Warren and wife, Sarah C. Warren, of record in Book 3407, page 117, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property and especially to a 20-foot permanent and a 10-foot temporary easement for sanitary sewers and/or storm drainage across the portion of said lot and of record in Book 4735, page 834, Register's Office for Davidson County, Tennessee.

This conveyance further subject to 1974 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1926 Riverwood Drive, Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of June, 19 74

Rayford B. Grimes
Rayford B. Grimes

Earline G. Grimes
Earline G. Grimes

STATE OF TENNESSEE
Davidson County

BOOK 4830 PAGE 710

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rayford B. Grimes and wife, Earline G. Grimes

the bargainor, 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 28th day of June 19 74

Commission expires 11-8-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

file in box #4

WARRANTY DEED

FROM

RAYFORD B. GRIMES ET UX

TO

HORACE DUNNIVANT ET UX

C 6 1 3 7 1

IDENTIF. REFERENCE

JUL 2 10 08 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-2[illegible]	CONV	23,500.00			
JUL-2[illegible] S'TAX			A*	61.10	
JUL-2[illegible] PR'FEE			A*	.50	
JUL-2[illegible]	W'DEED		A*	4.00	* 65.60