FORM NO. WD-1

BOOK 4862 PAGE 467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July 1973

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 12, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Atty., 700 American Trust Bldg., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Grimes (NAME)	Same (NAME)	21W 11730
3415 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104 2
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 303

mail to

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, Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Grimes

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 Lot No. 7 on the map of J. K. Orr and H. G. Kitrell's Subdivision of Lot No. 42 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 121, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 30th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John P. Grimes and Maxwell G. Horkins, Jr. by deed from Hymie H. Goldfine and wife, Doris H. Goldfine, of record in Book 4704, page 329, Register's Office for Davidson County, Tennessee.

The above-described property is subject to a lien of record in Book 4704, page 331, Register's Office for Davidson County, to secure the unpaid balance of a note executed on May 2, 1973, for the consideration of $20,000.00 payable to Hymie H. Goldfine and Doris H. Goldfine, executed by John P. Grimes and wife, Susan P. Grimes and Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins, the unpaid balance of which is assumed by the grantee herein, John P. Grimes. The grantee also assumes the taxes for the year 1973.

This is unimproved ( ) improved (X) property, known as 113 30th Avenue, North, 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 hands this 21st day of July, 19 73

Maxwell G. Horkins, Jr.

Jo Ann N. Horkins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gwendolyn N. Woolwine, a Notary Public in and for said County and State, the within named Maxwell G. Horkins, Jr. and Jo Ann N. Horkins

the 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 Nashville, Tennessee, this 21st day of July, 1974.

Commission expires My Commission Expires Aug. 17, 1976

Gwendolyn N. Woolwine
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

WARRANTY DEED

FROM Maxwell G. Horkins, Jr. and wife, Jo Ann N. Horkins

TO John P. Grimes

C 7 5 5 1 3

IDENTIF. REFERENCE

OCT 21 2 33 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 21	CONV	25,500.00			
OCT 21	S'TAX		A*	66.30	
OCT 21	PR'FEE		A*	.50	
OCT 21	W'DEED		A*	4.00	* 70.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.