BOOK 4883 PAGE 646

WARRANTY DEED

This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul Bruce Grubbs	Paul Bruce Grubbs	Map 94 parcel 97
(NAME) Pegram, Tennessee,	(NAME) Pegram, Tennessee.	Cheatham County. 9D-3512
(STREET ADDRESS OR ROUTE NUMBER) XXXXXXXXXXXXXXXXXXXXXX Kingston Springs, Tenn.	(STREET ADDRESS) XXXXXXXXXXXXXXXXXXXXXX Kingston Springs, Tenn.	Davidson County
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Six Thousand Seven Hundred Fifty and No/100 ($36,750.00) ---------- Dollars,

cash, paid by Paul Bruce Grubbs and wife, Jewel D. Grubbs, the receipt of which is hereby acknowledged, we, James Robert Burgess and wife, Sarah Ann Burgess,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul Bruce Grubbs and wife, Jewel D. Grubbs, and their (successors) heirs and assigns, certain real estate in ~~Davidson~~ Cheatham County, Tennessee, as follows:

In the 12th district of said County, BEING LOT NO. 102 on the Plan of the resubdivision of Lots 101 and 102 of Dreamland Estates Unit No. 2, of record in Book 109 page 521, Register's Office of Cheatham County, Tennessee.

Said Lot No. 102 fronts 200.0 feet on the southeasterly margin of Beverly Hills Drive and extends back between lines 520.0 feet on the northeasterly line and 519.2 feet on the southwesterly line to a dead ~~end~~ line in the rear, on which it measures 114.5 feet thereon.

And being the same land conveyed to James Robert Burgess and wife, Sarah Ann Burgess, by deed from Houston T. Ezell and Charles D. Whorley, of record in Deed Book 124 page 109, Register's Office of Cheatham County, Tennessee.

This conveyance is subject to restrictions of record in Book 109 page 431, and set back line and utility easement shown on plat of record in Book 109 page 521, Register's Office of Cheatham County, Tennessee.

NOTE: A small part of said land is assed for taxes in Davidson County, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON Cheatham

The actual consideration or value whichever is greater, for this transfer is $ 36,750.00

Subscribed and sworn to before me, this the 24th day of January 19 75

Affiant Paul Bruce Grubbs

My commission expires 1-21-1978. (Affix Seal)

Notary Public Betty J Roper

STATE OF TENNESSEE CHEATHAM COUNTY

This is improved ( ) unimproved ( ) property, known as ..... (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 Paul Bruce Grubbs and wife, Jewel D. Grubbs, and 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 by 1975 taxes which are assumed by the purchasers.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Paul Bruce Grubbs and wife, Jewel D. Grubbs, and their (successors) heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 24th day of January, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Robert Burgess

Sarah Ann Burgess

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Cheatham }

Personally appeared before me, Rebecca Stewart, a Notary Public in and for said County and State, James Robert Burgess and wife, Sarah Ann Burgess,

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 Ashland City, Tennessee, this 24th day of January, 19 75

Rebecca Stewart Notary Public

Commission expires 1-21-1979.

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.....

Mail B. G. Page Ashland City Tenn

WARRANTY DEED

FROM
James Robert Burgess and wife,
Sarah Ann Burgess

TO
Paul Bruce Grubbs and wife,

Jewel D. Grubbs.

STATE OF TENNESSEE }
CHEATHAM COUNTY: }

Office of the Register 1-24, 1975

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate was received in my office at 11:50 o'clock A.M., on 1-24, 1975 entered in Note Book 14, Page 53, and recorded in Book No. 175, Page 85, The following amounts were paid under Receipt No. 11131

STATE TAX: DEEDS: $ 95.42
STATE TAX: MTGS.: $
PROBATE FEE : $ .50
RECORDING FEE : $ 4.00
TOTAL : $ 99.92

Betty J. Ross Register

Compliments of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

C 85368

IDENTIF. REFERENCE

JAN 24 2 59 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN24 75	CONV	36,750.00			
JAN24 75	W'DEED		A★	4.00	★ 4.00