BOOK 4932 PAGE 282

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William F. Grams, et ux	Jones & Noelleton Co.	Map # 103-9
(NAME)	(NAME)	
165 Lelawood Circle	3200 Pacific Ave.	Par. # 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars ----------

---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by William F. Grams and wife, Anne P. Grams, of the balance remaining on a note, in the original amount of $20,600.00, plus interest, payable to Murphree Mortgage Company, executed by Paul Stern and wife, Frances Stern, and secured by a Deed of Trust, dated November 18, 1969, of record in Book 4382, page 772, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees.

We, Paul Stern and wife, Frances Stern,

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

William F. Grams and wife, Anne P. Grams,

their ~~successors~~ *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County.

Said Lot No. 16 fronts a total of 127.49 feet on the northerly side of Lelawood Circle, and extends back 285.0 feet on the westerly line and 318.48 feet on the easterly line, to a line in the rear on which it measures 146.2 feet.

Being the same property conveyed to Paul Stern and wife, Frances Stern, by deed from C. C. Adams, Successor Trustee, of record in Book 4250, page 237, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,100.00

Subscribed and sworn to before me, this the 15th day of July 1975

My commission expires: 10/25/76 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 165 Lelawood Circle, 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
William F. Grams and wife, Anne P. Grams,

their ~~successors~~ *(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 said Deed of Trust.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William F. Grams and wife, Anne P. Grams,

their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* July, 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.*

Paul Stern

Frances Stern

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ROBERT L. DOZIER, a Notary Public in and for said County and State, Paul Stern and wife, Frances Stern,

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, Davidson County, Tennessee, this 15th day of July, 1975

Robert L. Dozier
Notary Public

Commission expires Oct. 25, 1976

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

JUL 16 75	CONV	43,100.00			
JUL 16 75	S'TAX		A*	112.06	
JUL 16 75	PR'FEE		A*	.50	
JUL 16 75	W'DEED		A*	4.00	* 116.56

WARRANTY DEED

FROM
Paul Stern, et ux
TO
William F. Grams, et ux

D 0 6 9 1 5

IDENTIF. REFERENCE

JUL 16 8 39 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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