FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,452.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 1975

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys., 11th Floor Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary B. Grammont (NAME) | Mortgage Associates, Inc. (NAME) | 3D 57724 |
| 2808 McCampbell Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive N.E. (STREET ADDRESS) | 96-6 |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | 721 |

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, Jimmy D. Feinstein and wife, Janice D. Feinstein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary B. Grammont and wife, Christine R. Grammont

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 the 3rd Civil District of Davidson County, Tennessee, being a portion of a Reserved Parcel shown on the plan of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County, and described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated May 5, 1975, Job No. W2-1026-F, as follows:

BEGINNING at a point in the southeasterly margin of McCampbell Avenue, said point being located norteastwardly 207.8 feet from a concrete monument at the northerly terminous of the curve connecting the southeasterly margin of McCampbell Avenue and the northeasterly margin of Surrey Road; thence South 31° 48' East 91.3 feet and South 2° 58" East 77.7 feet to the center line of a T.V.A. easement; thence with the center line of said T.V.A. easement North 83° 49' East 83 feet to the easterly line of said Reserved Parcel; thence with the easterly line of said Reserved Parcel northwardly 239 feet, more or less, to the southeasterly margin of McCampbell Avenue; thence with the southeasterly margin of McCampbell Avenue South 58° 12' West 175 feet to the point of beginning.

BEING the same property conveyed to Jimmy D. Feinstein and wife, Janice D. Feinstein by deed from Jospeh T. Bowman and wife, Linda Bowman of record in Book 4922, page 152, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc. of record in Book 4922, page 152, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 2808 McCampbell Avenue Nashville, Tennessee 37214
(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 18th day of November, 19 75

Jimmy D. Feinstein

Janice D. Feinstein

STATE OF TENNESSEE
Davidson County

BOOK 4972 PAGE 499

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy D. Feinstein and wife, Janice D. Feinstein

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 18th day of November 19 75.

Commission expires 2-5-77

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

Jimmy D. Feinstein and wife,
Janice D. Feinstein

TO

Gary B. Grammont and wife,
Christine R. Grammont

D 25032

IDENTIF. REFERENCE

Nov 19 9 55 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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|---|---|---|---|---|
| NOV 19 75 | CONV | 23,452.19 | | |
| NOV 19 75 | S'TAX | | B* | 61.10 |
| NOV 19 75 | PR'FEE | | B* | .50 |
| NOV 19 75 | W'DEED | | B* | 4.00 |
| | | | * | 65.60 |