mail THIS INSTRUMENT WAS PREPARED BY BOOK 5018 PAGE 128
Lawrence D. Wilson, Attorney, North Harding Mall, Nashville, Tenn. 37211
(615) 834-0120

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Lee Thurmond, III	Lovell & Malone, Inc.	MAP 72-5
(NAME) et ux	(NAME)	PAR. 4
2023 Oakwood	P. O. Box 2663, Uptown Sta.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M-P
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and NO CENTS ($10.00)
Dollars,

Cash in hand paid by the Grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the present sum of THREE THOUSAND, FOUR HUNDRED TEN DOLLARS and THIRTY-SIX CENTS ($3,410.36) payable to Lovell and Malone, Inc., and secured by a Deed of Trust executed by Thomas M. Grace, et ux, Judith A. Grace, to Charles F. Lovell, Trustee, of Record in Book 2914, Page 193, R.O.D.C. It is understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

we, his duly bargained and sold, and do hereby transfer and convey unto the said We, Thomas M. Grace, and wife, Judith A. Grace, hereinafter Grantors, Martin Lee Thurmond, III, and wife, Teri E. Thurmond, hereinafter the Grantees, their
(successors), heirs and assigns,

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

Being Lot No. 10 and the southerly 30 feet of Lot No. 11 on the Map of Section 1, Joywood Heights, as of Record in Book 1130, Page 91, Register's Office for said County.

Said Lot and part of lot adjoin and front together 90 feet on the easterly side of Oakwood Avenue and run back between parallel lines 170 feet to a deed line.

Being the same property conveyed to Thomas M. Grace and wife, Judith A. Grace, by deed from Gladys A. Duren as of Record, Book 4429, Page 526, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 19th day of April 19 76

Affiant

My commission expires: 11-17-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2023 Oakwood (House Number) (Street) Nashville, Tennessee 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 Grantees, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 19th *day of* April, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Thomas M. Grace
Thomas M. Grace

Judith A. Grace
Judith A. Grace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lawrence D. Wilson, *a Notary Public in and for said County and State,* Thomas M. Grace, and wife, Judith A. Grace

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, Tennessee, *this* 19th *day of* April, *19* 76

LAWRENCE D. WILSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires 11-17-76

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 .....

WARRANTY DEED

FROM
Thomas M. Grace, et ux,
Judith A. Grace

TO
Martin Lee Thurmond, III,
et ux, Teri E. Thurmond

APR 23 76 CONV 12,500.00
APR 23 76 S'TAX D* 32.50
APR 23 76 PR'FEE D* .50
APR 23 76 W'DEED D* 4.00 * 37.00

D 45995

IDENTIF. REFERENCE

APR 23 10 37 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS