BOOK 5025 PAGE 444

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. M. Grissim, Trustee	SAME	92-11-213
(NAME:)	(NAME:)	92-11-214
200 Court Square Bldg.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-11-215
Nashville, TN 37201		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 ($150,000.00) - *DOLLARS*, the receipt of which is hereby acknowledged,

MAY 14 76	CONV	90,000.00			
MAY 14 76	CONV	60,000.00			
MAY 14 76	S'TAX		B* 390.00		
MAY 14 76	PR'FEE		B* .50		
MAY 14 76	W'DEED		B* 8.00	*	398.50

G. S. & G. INVESTMENTS, a joint venture comprised of Herschel A. Graves, Jr., Robert N. Sadler and J. M. Grissim,

have bargained and sold, and by these presents do transfer and convey unto the said J. M. GRISSIM, Trustee with full power to sell, transfer and convey without joinder of beneficiary, his successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 156, 157 and 158, on the Plan of Murphy Land Company, Block 11, of Division "B", of record in Book 161, page 126, Register's Office for said County.

Said Lot No. 156 fronts 50 feet on the northerly side of Murphy Avenue and runs back northwardly between parallel lines 173 feet to an alley, and is more particularly described as follows: BEGINNING at a point in the northerly line of Murphy Avenue, a distance of 200 feet east of the northeast corner of Murphy Avenue and 23rd Avenue, North, formerly Elliston Avenue; thence northwardly 173 feet parallel with said 23rd Avenue, North to an alley; thence eastwardly 50 feet along said alley; thence southwardly 173 feet parallel with said 23rd Avenue, North; thence westwardly 50 feet along said Murphy Avenue to the beginning point.

Lot No. 157: According to a printed copy of an unregistered plan subdividing said Block into Lots, said Lot No. 157 fronts 50 feet on the northerly side of Murphy Avenue and runs back between parallel lines, parallel to and 150 feet east of 23rd Avenue, North 173 feet to an alley.

Lot No. 158: According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 158 fronts 50 feet on the northerly side of Murphy Avenue and runs back between parallel lines, parallel with and 100 feet east of the easterly margin of 23rd Avenue North, 173 feet to an alley. (con't)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer, is $ 150,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of May 19 76

Notary Public

My commission expires: 2-4-80

(Affix Seal)

STATE OF TENNESSEE LARGE

(continued)

Being the same property conveyed to G. S. & G. Investments, a joint venture comprised of Herschel A. Graves, Jr., Robert N. Sadler and J. M. Grissim, by deed from Herschel A. Graves, Jr., and wife, Barbara Miller Graves and Robert N. Sadler of record in Book 4933, page 707, Register's Office for said County.

This is unimproved XX improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. M. Grissim, Trustee with full power to sell, transfer and convey without joinder of beneficiary, his successors, *heirs and assigns, forever.*

And it *do covenant with the said* J. M. Grissim, Trustee, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as of record.

And G. S. & G. Investments, a joint venture comprised of Herschel A. Graves, Jr., Robert N. Sadler and J. M. Grissim, *do further covenant and bind* itself, its successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. M. Grissim, Trustee with full power to sell, transfer and convey without joinder of beneficiary, ~~his successors,~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 4th *day of* May, *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.*

G. S. & G. INVESTMENTS

by Herschel A. Graves
Herschel A. Graves, Jr.

J. M. Grissim
J. M. Grissim

Robert N. Sadler
Robert N. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Elvira Mitchell, a Notary Public in and for said County and State, the within named Herschel A. Graves, Jr., Robert N. Sadler and J. M. Grissim

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 4th day of May, 1976.

Elvira Mitchell, Notary Public.

Commission Expires Feb. 4, 1980

STATE OF NOTARY PUBLIC STATE AT LARGE TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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

G. S. & G. INVESTMENTS, a joint venture comprised of Herschel A. Graves, Jr., Robert N. Sadler and J. M. Grissim

TO

J. M. GRISSIM, TRUSTEE

Return to
First American.

D 49280

IDENTIFICATION REFERENCE

MAY 14 1 45 PM '76

FEE PAID OR DUE ON OTHER

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208