BOOK 5040 PAGE 197

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. WAYNE GRUBBS, et ux (NAME)	B. Wayne Grubbs (NAME)	10D 50300
1343A Delaware Drive (STREET ADDRESS OR ROUTE NUMBER)	1343A Delaware Dr. (STREET ADDRESS)	41-3
Nashville Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37207 (CITY) (ZONE) (STATE)	39

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations receipt of which is hereby acknowledged,

I, Ruth Marler Dyer

have this day bargained and sold, and do hereby transfer and convey unto the said B. Wayne Grubbs and wife, Diana B. Grubbs, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Crestmont Estates, which plan appears of record in Book 4675, Page 28, Register's Office for said County, to which plan reference is made for a particular description of said lot.

Being part of the real property conveyed to William D. Castlemen, Trustee, by deed from Robert A. Miller, et ux, of record in Deed Book 4638, Page 298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth Marler Dyer by deed from Robert H. Jennings, Jr., Trustee, of record in Book 5037, Page 271, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 25 day of June 1976

Affiant

My commission expires: Feb 11 1980 (Affix Seal)

Notary Public

This is (X) unimproved ( ) improved property, known as Lot No. 4 (House Number) Crestmont Estates (Street) Madison, TN 37115 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.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *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 my *hand* 28 *this* June 28 *day of* June, 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.*

Ruth Marler Dyer

RUTH MARLER DYER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, RUTH MARLER DYER

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of June, 1976.

Sam H Prentice, Notary Public

Commission expires Feb 11, 1980

SAM H. PRENTICE 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.....

JUN29'76	CONV	13,500.00			
JUN29'76	S'TAX		B*	35.10	
JUN29'76	PR'FEE		B*	.50	
JUN29'76	W'DEED		B*	4.00	* 39.60

WARRANTY DEED

FROM
RUTH MARLER DYER

TO
B. WAYNE GRUBBS, et ux

D 55956

IDENTIF. REFERENCE

JUN 29 11 44 AM '76

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238