This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

WARRANTY DEED

BOOK 5051 PAGE 125

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milton S. Grimes etux	Realty Mortgage, Inc.	5DU 42716
(NAME)	(NAME)	
385 Strasser Drive,	1925 Century Blvd., N.E.	Map 161-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Atlanta, Georgia 30345	Parcel 116
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10----

----Ten and no/100---- *Dollars,*

Cash in hand paid and paid and other good and valuable considerations receipt of which is hereby acknowledged.

JUL28	CONV	23,250.00			
JUL28	S'TAX		B*	60.32	
JUL28	PR'FEE		B*	.50	
JUL28	W'DEED		B*	4.00	* 64.82

We, James Terry Carney and wife Nellie H. Carney

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

Milton S. Grimes etux Tonie D. Grimes

their ~~heirs~~ heirs and assigns,

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

Being Lot No. 21 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 21, fronts 68.11 feet on the south side of Strasser Drive and extends back between lines, 194.9 feet on the east line and 205.3 feet on the west line, the same being a broken line to a dead line in the rear, measuring 44.2 feet thereon.

Being the same property conveyed to James Terry Carney and wife Nellie H. Carney, by deed from Michael Ray Hillenbrand and wife Shearon Diane Hillenbrand, of record in Book 4784, page 274, 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 $ 23,250.00

Subscribed and sworn to before me, this the 21st day of July 19 76

Affiant

My commission expires: 6/24/80 (Affix Seal)

Notary Public

This is unimproved (X) property, known as 385 Strasser Drive, 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

Milton S. Grimes et ux Tonie D. Grimes

their ~~heirs~~

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* Milton S. Grimes et ux Tonie D. Grimes

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

Witness our hand S *this* 1st *day of* July, 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.*

James Terry Carney

Nellie H. Carney

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Terry Carney and wife Nellie H. Carney, *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* 1st *day of* July, *19* 76.

Commission expires 2/3/79

Notary Public

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 .....

WARRANTY DEED

FROM
JAMES TERRY CARNEY, ET UX

TO
MILTON STEVE GRIMES, ET UX

D60426

IDENTIF. REFERENCE

JUL 28 8 47 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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