This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5056 PAGE 80

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce Griffith, Jr., et ux	SAME	Map 81-11
(NAME)	(NAME)	
1733 21st Avenue North		Parcel 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		2W-34410
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand Five Hundred and no/100----------
----------($8,500.00)---------- *Dollars,*

cash in hand paid by Bruce Griffith, Jr. and wife, Mildred Griffith the receipt of which is hereby acknowledged,

I, Thelma Martin Patterson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Bruce Griffith, Jr. and wife, Mildred Griffith

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 277 on the plan of J. M., T. J., and C. W. Harding's addition, as of record in Book 21, page 80, Register's Office for said County, as follows:
Said Lot No. 277 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Thelma Martin Patterson, by deed from Wesley Joseph Patterson, Jr., of record in Book 2537, page 63, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 10th day of August 19 76

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 1733 21st Avenue North (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) STATE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Bruce Griffith, Jr. and wife, Mildred Griffith

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,* except for 1976 taxes which are prorated and assumed by grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bruce Griffith, Jr. and wife, Mildred Griffith
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 10th *day of* August 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.*

Thelma Martin Patterson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martin Mary Emsley, a Notary Public in and for said County and State, Thelma Patterson, unmarried

the within named bargainor....., 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 Nashville Tennessee this 10th day of August, 19 76

Commission expires 4/21/80

Mary Emsley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

AUG 10 76 CONV *8,500.00
AUG 10 76 S'TAX B* 22.10
AUG 10 76 PR'FEE B* .50
AUG 10 76 W'DEED B* 4.00 * 26.60

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG
NASHVILLE, TENN. 37201
229723

WARRANTY DEED

FROM
Thelma Patterson
TO
Bruce Griffith, Jr., et ux

D 62659

IDENTIF. REFERENCE

AUG 10 3 53 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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