THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5063 PAGE 949

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Zina S. Huffines, et ux	SAME	
(NAME) 326 West Cedar St	(NAME)	35-4
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS)	35 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
cash in hand paid by Zina S. Huffines and wife, Florence O. Huffines, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Charles W. Grider and wife, Maggie Jo Grider,

have this day bargained and sold, and do hereby transfer and convey unto the said Zina S. Huffines and wife, Florence O. Huffines, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of W. C. Moncrief's Subdivision of Goodlettsville of a part of the Mathes Subdivision and a part of the abandoned right-of-way of Old Cedar Street described together according to a survey made by William Collier Parrish, Associates, February 27, 1961, as follows:

Beginning at a point in the southerly margin of the new right of way of West Cedar Street, opposite the corner of Lots Nos. 2 and 3; thence in a southerly direction along the line of Lots No. 2 and 3, 158.6 feet; thence in an easterly direction along the rear line of Lot No. 3, 75 feet to the corner of Lots 3 and 4; thence northerly 151.2 feet to the new southerly margin of West Cedar Street; thence with the margin of said street, in a westerly direction 75.4 feet to the beginning.

Being the same property conveyed to Charles Wayne Grider and wife, Maggie Jo Grider, by deed from Harry I. Martin, Jr., and wife, Myra W. Smith Martin, of record in Book 4265, page 684, said Register's Office.

NOTE: Charles W. Grider and Charles Wayne Grider are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,500 cc

Subscribed and sworn to before me, this the 24th day of August 1976

Affiant Zina S Huffines by Bk Barr.

My commission expires: 6-26-77 (Affix Seal)

Notary Public Gillada Miller

This is unimproved ( ) property, known as ..... (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 Zina S. Huffines and wife, Florence O. Huffines, 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* Zina S. Huffines and wife, Florence O. Huffines, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *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.*

Charles W Grider

Maggie Jo Grider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Madison Pickett, *a Notary Public in and for said County and State,* Charles W. Grider and wife, Maggie Jo Grider,

the within named 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 Mt. Juliet, Tennessee
this 24th *day of* August, *19* 76

Willaben Miller, Notary Public

Commission expires 6-26-78

NOTARY PUBLIC WILSON 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

CHARLES W. GRIDER, ET UX

TO

ZINA S. HUFFINES, ET UX

AUG 31 76	CONV	22,500.00				
AUG 31 76	S'TAX		B*	58.50		
AUG 31 76	PR'FEE		B*	.50		
AUG 31 76	W'DEED		B*	4.00	*	63.00

D 6 5 7 5 8

IDENTIF. REFERENCE

AUG 31 10 17 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS