Form No. WD-1

BOOK 5099 PAGE 461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

25,850.00 Charles R. Grimm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER 76

Notary Public

MY COMMISSION EXPIRES: 7-14-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Grimm (NAME)	Baker Mortgage Corporation (NAME)	15D 17085
1300 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	72-3
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	71

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Dorothy Tant Gilmore and Zora M. Tant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Grimm et ux Kathryn W. Grimm

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the westerly 60 feet of Lot No. 243 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said County.

SAID part of Lot 243 fronts 60 feet on the southerly side of Stratford Avenue and runs back between parallel lines with the easterly margin of Oxford Street 205 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to G. E. Tant et ux Virginia P. Tant by deed of record in Book 1207, Page 185, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) improved (XX) property, known as 1300 Stratford Avenue (House Number) (Street) Nashville, TN 37216 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20TH day of DECEMBER, 1976

Dorothy Tant Gilmore Dorothy Tant Gilmore

Zora M. Tant Zora M. Tant

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Tant Gilmore and Zora M. Tant

the 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 20TH day of DECEMBER 19 76

Commission expires 2-19-78

Bruce Woodruff
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Dorothy Tant Gilmore

TO
Charles R. Grimm

D 82351

IDENTIF. REFERENCE

DEC 22 10 53 AM '76

REGISTER
DAVIDSON CO., TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

DEC22 76	CONV	25,850.00			
DEC22 76	S'TAX		B*	67.08	
DEC22 76	PR'FEE		B*	.50	
DEC22 76	W'DEED		B*	4.00	* 71.58