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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: 2/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Grant et ux	The Lomas & Nettleton Company	58-11-168
(NAME) 536	(NAME)	
101 Judd Court &/or Judd Dr.	P. O. Box 964	13DA-56646
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218	Virginia Beach, Virginia 23451	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, A & H HOMES, A Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. GRANT AND WIFE, PATRICIA GRANT

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:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Royal Hills, Section 3, of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Judd Drive, said point being the common corner of Lots 92 and 93; thence with the line between said two lots northwardly 120.48 feet to a point; thence westwardly 111.02 feet to the easterly margin of Judd Court; thence with the easterly margin of said Judd Court, southwardly 99.35 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, 38 feet to the left, to the northerly margin of Judd Drive; thence with the northerly margin of said Judd Drive; eastwardly 100 feet to the point of beginning.

BEING part of the same property conveyed to A & H Homes, by deed from Averbuch-Morris, A partnership composed of Sidney Averbuch and M. C. Morris, of record in Book 5021, page 806, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4950, page 530, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

536 Judd Drive and/or

unimproved ( ) This is improved (X) property, known as 101 Judd Court, Nashville, TN 37218
(House Number) (Street) (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 my hand this 31st day of January, 19 77

A & H HOMES

By: A Partnership

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. H. Hardaway, Sr., a partner in A&H Homes

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January 19 77

Commission expires 4/27/80

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 A & H HOMES, a partnership

TO CHARLES E. GRANT ET UX

FILE IN BOX 4

D 88823

IDENTIF. REFERENCE

FEB 10 9 05 AM '77

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 10 77	CONV	35,250.00			
FEB 10 77	S'TAX		B*	91.52	
FEB 10 77	PR'FEE		B*	.50	
FEB 10 77	W'DEED		B*	4.00	* 96.02