PREPARED BY: Boult, Cummings, Conners & Berry, Attorneys, 21st Floor, First American Center, Nashville, Tennessee - 37238

WARRANTY DEED

BOOK 5128 PAGE 159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Grubbs, et ux	Allstate Enterprise Mtg. Corp.	Map 61-15
(NAME)	(NAME)	
1140 Ardee Avenue	627 South Manchester	Parcel 115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Anaheim, CA 92807	FB 15D-20130
(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 and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MITCHELL STANLEY FOWLKES and wife, SAMMIE H. FOWLKES,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ HAROLD GRUBBS and wife, TINA K. GRUBBS, their ~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 16 of Block "B" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, described as follows:

SAID Lot No. 16 fronts 60 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Mitchell Stanley Fowlkes and wife, Sammie H. Fowlkes, by deed from Dale Horne and wife, Lettie G. Horne, of record in Book 4232, page 805, Register's Office for Davidson County, Tennessee.

SUBJECT to 1977 taxes, which have been prorated and assumed by grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,000.00

Subscribed and sworn to before me, this the 11th day of March 1977

Affiant

My commission expires: May 28 1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1140 Ardee Avenue, Nashville, Tennessee 37216
(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 grantees, their ~~XXXXXXX~~ 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, except as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~XXXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 11th day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mitchell Stanley Fowlkes
MITCHELL STANLEY FOWLKES

Sammie H. Fowlkes
SAMMIE H. FOWLKES

File Alan Saturn

BOOK 5128 PAGE 160

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anna A. McBurgin, *a Notary Public in and for said County and State,* Mitchell Stanley Fowlkes and wife, Sammie H. Fowlkes

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* 11th *day of* March, *19* 77.

Anna A McBurgin *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires May 28, 1980

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 .....

MAR 25 77	CONV	27,000.00			
MAR 25 77	S'TAX		B*	70.20	
MAR 25 77	PR'FEE		B*	.50	
MAR 25 77	W'DEED		B*	4.00	* 74.70

WARRANTY DEED

FROM

MITCHELL STANLEY FOWLKES and wife, SAMMIE H. FOWLKES

to

HAROLD GRUBBS and wife, TINA K. GRUBBS

D 95593

IDENTIF. REFERENCE

MAR 25 3 33 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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