a. HERBERT
Kelley, Burleson & Crawford
loor, L & C Tower
le, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
84-16-203	Mr/Mrs. John C. Grimes	First Federal Savings & Loan Fourth & Union Nashville, Tenn. 37219
FIELD BOOK NUMBER(S) 3D-66610	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3258 Knobview Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated September 3, 1968, in the original principal sum of $17,600.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Clifton E. Willis and wife to T. I. Holman, Jr., Trustee, as of record in Book 4274, page 9,

CLIFTON E. WILLIS and wife, KAREN S. WILLIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN C. GRIMES and wife, CHARLENE GRIMES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Nob Hill, as of record in Book 2663, page 31.

Said Lot No. 34 fronts 100 feet on the northeasterly side of Knobview Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Clifton E. Willis and wife, Karen S. Willis, by deed from Dennis E. Johnson and wife, Elizabeth B. Johnson, as of record in Book 4274, page 7.

This conveyance is made subject to restrictions in Book 2698, page 468.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20 day of June, , , 1977.

Clifton E. Willis

Clifton E. Willis

Karen S. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5163 PAGE 406

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clifton E. Willis and wife, Karen S. Willis 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, the 20 day of June, 1977.

My commission expires: 4/23/78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June 19 77

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E.10934

IDENTIFICATION REFERENCE

JUN 24 10 14 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CLIFTON E. WILLIS AND WIFE

TO

JOHN C. GRIMES AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public