This Instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 5168 PAGE 415

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George E. Griggs, Jr. (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	MAP - 147-6
5001-3 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	Box 2754, Terminal Annex (STREET ADDRESS)	Parcel 201
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Los Angeles, California 90051 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by George E. Griggs, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said George E. Griggs, Jr., have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $31,200.00, secured by deed of trust in Book 4981, page 136, Register's Office for Davidson County, Tennessee.

I, H. Frank Tanquary, Jr., unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said George E. Griggs, Jr.

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 264 of Caldwell Country Estates, Section V, of record in Book 3300, page 16, Register's Office for said County, described as follows:
Beginning on the southerly margin of Blackman Road at the corner of Lot No. 264 and Reserved Parcel "A"; thence in a southwesterly direction 119.49 feet from said corner to a point; thence south 60.1 feet; thence in a southeasterly direction 196.5 feet to the northwest margin of Edmondson Pike; thence northeast 97.21 feet to the beginning of a curve; thence with said curve having a radius of 25 feet in a northwest direction 33.93 feet to the southerly margin of Blackman Road; thence with said margin in a northwesterly direction 133.94 feet to the point of beginning.
Being the same property conveyed to H. Frank Tanquary, Jr. by deed from Charles B. Reasor, Jr. and wife, Wilma Lee Reasor, of record in Book 4981, page 134, Register's Office for said County,and by deed of correction of record in Book 5023, page 476, said Register's Office.
This conveyance is subject to a 20-foot easement for public utilities, 40-foot building set-back line from Edmondson Pike & Blackman Road, and conditions of owner's certificate as shown on Plan of record in Book 3300, page 16, and restrictive covenants of record in Book 3279, page 556, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 6th day of July 19 77

Affiant George E. Griggs

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Esseff

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is improved (X) unimproved ( ) property, known as 5001 & 5003 Edmondson Pike (House Number) (Street) Nashville, Tennessee 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 George E. Griggs, Jr.

his *(successors),*

heirs and assigns forever. I *covenant that* I am *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 taxes for 1977 which are prorated and assumed by the purchasers, and as above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George E. Griggs, Jr.

his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of July, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. Frank Tanquary, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* H. Frank Tanquary, Jr.

the within named 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* 6th *day of* July, *19* 77

Mary Ensley
Notary Public

Commission expires 4/21/80

MARY ENSLEY NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

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 .....

JUL-7? CONV 38,500.00
JUL-7? S'TAX B* 100.10
JUL-7? PR'FEE B* .50
JUL-7? W'DEED B* 4.00 * 104.60

WARRANTY DEED

FROM [illegible]

H. Frank Tanquary, Jr.
TO
George E. Griggs, Jr.

E 13235

IDENTIF. REFERENCE

JUL 7 3 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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