WARRANTY DEED

BOOK 5174 PAGE 823

FROM LOUISE P. GREER, NOW FLOWERS, AND HUSBAND ROY C. FLOWERS

ADDRESS NEW OWNER(S) AS FOLLOWS:	HANS GRASMAN AND WIFE, MARIA H. GRASMAN 2144 Timberwood Drive Nashville, Tennessee	
SEND TAX BILLS TO:	SAME 2144 Timberwood Drive Nashville, Tennessee	
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 144-10 52

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IDENTIF. REFERENCE T

JUL 25 11 16 AM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7-21-77 DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

cash in hand paid by Hans Grasman and wife, Maria H. Grasman, and other good and valuable considerations, receipt of which is hereby acknowledged.

LOUISE P. GREER, NOW FLOWERS, AND HUSBAND, ROY C. FLOWERS GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said HANS GRASMAN AND WIFE, MARIA H. GRASMAN, GRANTEES

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6 on the Plan of Highland Court, as of record in Book 2330, page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 206.34 feet on the northerly side of Timberwood Drive and extends back 425 feet on the easterly line and 465 feet on the westerly line to a point, said lot being triangular in shape.

BEING the same property conveyed to Louise P. Greer by deed from William Clifford Greer, of record in Book 4784, page 513, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenant contained in instrument of record in Book 2542, page 605, corrected by Book 2548, page 266, and amended in Book 2601, page 591, said Register's Office; the Plan of record in Book 2330, page 82, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Timberwood Drive and a 10 foot easement for public utility purposes along the westerly line of said lot, and a 2.5 x 20 foot utility anchor easement located on the southeast front corner of said lot.

unimproved ( )
This is improved (X) property, known as 2144 (Number) Timberwood Drive (Street), Nashville (City), Tennessee (State) (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, successors 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THIER heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 21st day of JULY, 1977

Louise P. Greer Now Flowers
LOUISE P. GREER, NOW FLOWERS

Roy C. Flowers
ROY C. FLOWERS

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named LOUISE P. GREER, NOW FLOWERS, AND HUSBAND, ROY C. FLOWERS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City), TENNESSEE (State) this 21st day of JULY, 19 77

November 8 1977 (Commission Expires) Clara Dee (Notary Public)

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared

JUL 25 CONV 65,000.00
JUL 25 S'TAX 169.00
JUL 25 PR'FEE .50
JUL 25 W'DEED 4.00
173.50

with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)