BK 5178 PG 202

WARRANTY DEED

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Blvd.
Nashville, Tennessee 37219

FROM THERON J. WADDELL AND WIFE, DELLA N. WADDELL

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES D. GRUBBS AND WIFE, THELMA E. GRUBBS 5099 Kittrell Drive Nashville, Tennessee
SEND TAX BILLS TO:	Collateral Investment Company 2233 Fourth Avenue, North Birmingham, Alabama 35203
PREPARED BY:	Clyde Paul Holland 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	Map 156-13 Parcel 3

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ...50,374.00..... Affiant ...Donald B. Wright...

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..July 29, 19-7.. DATE

.....NOTARY PUBLIC..... .....COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of .---------Ten Dollars and No/100----------

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

Cash in hand paid by James D. Grubbs and wife, Thelma E. Grubbs, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said James D. Grubbs and wife, Thelma E. Grubbs to assume and agree to pay the unpaid balance of a loan, in the original principal amount of $40,900.00 to Collateral Investment Company, secured by a deed of trust of record in Book 4985, page 160, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

THERON J. WADDELL AND WIFE, DELLA N. WADDELL,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES D. GRUBBS AND WIFE, THELMA E. GRUBBS, 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. 16 on the Plan of Pasquo Park, Section Two, of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 100 feet on the easterly side of Kittrell Road and extends back 316.8 feet on the northerly line and 315.5 feet on the southerly line to a dead line measuring 100.0 feet thereon.

Being the same property conveyed to Theron J. Waddell and wife, Della N. Waddell by deed from Royce Edwin Dozier and wife, Mai Jean Dozier, of record in Book 4985, page 158, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 3870, page 12, said Register's Office, and the Plan of record in Book 3600, page 77, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Kittrell Road and a 10-foot easement for public utility purposes along the rear and northerly lines of said lot.

AUG-17	CONV	50,374.00	B*	131.04	
AUG-17	S'TAX		B*	.50	
AUG-17	PR'FEE		B*	4.00	* 135.54
AUG-17	W'DEED				

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unimproved ( )
This is improved (X) property, known as 5099 Kittrell Road, Nashville, Tennessee
Number Street City 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 their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 29th day of July, 1977

Theron J. Waddell
(THERON J. WADDELL)

Della N. Waddell
(DELLA N. WADDELL)

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

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Theron J. Waddell and wife, Della N. Waddell

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, Tennessee
City State

this 29 day of July, 19 77

1-31-78
Comission Expires

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (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)

FILED FOR RECORD AUG 2 53 PM '77 REGISTER DAVIDSON COUNTY, TENN.

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