BOOK 5186 PAGE 855

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackson M. Grizzard, etux	same	Map 114
(NAME) 7538 Charlotte Road	(NAME)	pt par 63
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Jackson M. Grizzard and wife, Marjorie P. Grizzard and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Edward D. Phelan Jr. and unmarried man

have this day bargained and sold, and do hereby transfer and convey unto the said

Jackson M. Grizzard and wife Marjorie P. Grizzard

their *(successors), heirs and assigns,*

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

Land in the 8th. formerly the 12th Civil District of said County, being part of lot No. 5 on the Plan of the lands of William Gower, deceased, as of record in Minute Book "H" page 487, County Court for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, July 25th 1950, as follows:
Beginning at the northwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan Jr/ and wife of record in book 2015, page 421, Register's Office for said County; thence with the Grizzard's northwestly line and the center of the T.V.A. transmission line, north 41 degrees 19' east 100 feet to Grizzard's northeast corner; thence north 43 degrees 41' west 430 feet more or less to a point; thence north 86 degrees 50 ' west 150 feet more or less to the northeast corner of the property conveyed to Edward D. Phelan and wife by deed from Dennis O'Brien and wife of record in book 1977, page 400, said Register's Office; thence with Phelan's northeastly line south 43 degrees 41' east 549 feet to the beginning.
Being part of the property conveyed to Edward D. Phelan Jr. and wife Anna Mai Phelan by deed from Dennis O'Brien and wife of record in book 1876, page 491, said Register's Office, the said Anna Mai Phelan having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 250.00

Subscribed and sworn to before me, this the 10 day of August 19 77

Affiant Edward D Phelan Jr

My commission expires August 18, 1979 (Affix Seal)

Notary Public J. C. Wyatt

This is unimproved (X) improved ( ) property, known as U. S. Highway No. 70 or Charlotte Pike, Nashville, Tenn.
(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

Jackson M. Grizzard and wife Marjorie P. Grizzard

their *(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.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jackson M. Grizzard and wife Marjorie P. Grizzard

their

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

Witness my *hand this* 10 *day of* August, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward D Phelan Jr

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, Edward D. Phelan 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 20 day of August, 19 77

Commission expires August 18, 1979 J. R. Wyatt Notary Public

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.....

1731 - 1733 Nolan
7538 Charlotte Pk
Nashville Tenn 37209

WARRANTY DEED

FROM
Edward D. Phelan Jr.

TO

Jackson M. Grizzard, etux

E 21716

IDENTIF. REFERENCE

AUG 22 12 07 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG22 77	CONV	*	250.00				
AUG22 77	S'TAX			B*	.52		
AUG22 77	PR'FEE			B*	.50		
AUG22 77	W'DEED			B*	4.00	*	5.02

Compliments of

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