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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Jesse Wilton Smith and wife,
Agnes Murray Smith

TO

Albert Henry Grant and wife,
Virginia C. Grant

For draftsman's use

This instrument prepared by
Gail Pigg, Attorney
Home Federal Building
230 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Henry Grant (NAME)	First Federal Savings & Loan Assoc. (NAME)	
4410 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	130-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	99

(FOR REGISTER'S USE)

E 22289

1 IDENTIF. REFERENCE

AUG 24 12 52 PM '77

FELIX A. ... 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 THE 19th DAY OF August, 1977.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Jesse Wilton Smith and wife, Agnes Murray Smith, to Louis R. Linx, Trustee, of record in Book 3734, page 469, Register's Office for Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Jesse Wilton Smith and wife, Agnes Murray Smith

have bargained and sold, and by these presents do transfer and convey unto the said

Albert Henry Grant and wife, Virginia C. Grant

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of the Re-Sub. of part of Royal Oaks, of record in Book 1424, page 31, Register's Office for said County.

Said Lot No. 13 fronts 150 feet on the easterly side of Sunnybrook Drive, and runs back 310.67 feet on the north line and 308.44 feet on the south line, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Jesse Wilton Smith and wife, Agnes Murray Smith, by deed from Ray L. Burnside and wife, Dorothy G. Burnside, of record in Book 3705, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1557, page 558, said Register's Office; the Plan of record in Book 1424, page 31, said Register's Office, which shows an Owner's Certificate, a 70 foot minimum building setback line from Sunnybrook Drive (formerly Altamont Ave) and a 10 foot easement for public utility purposes along the rear line; AND an easement for Sanitary Sewers and/or Storm drainage to Metro Government of Nashville and Davidson County, of record in Book 4264, page 296, Register's Office for Davidson County, Tennessee.

WD-2

This is unimproved ( ) improved (X) property, known as 4410 Sunnybrook Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Henry Grant and wife, Virginia C. Grant their heirs and assigns, forever.

And we do covenant with the said Albert Henry Grant and wife, Virginia C. Grant 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 as set out herein and taxes for 1977, which have been prorated and assumed by the said grantees.

And we, Jesse Wilton Smith and wife, Agnes Murray Smith do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Henry Grant and wife, Virginia C. Grant, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 19th day of August, 19 77

Jesse Wilton Smith

Agnes Murray Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Wilton Smith and wife, Agnes Murray Smith the bargainors, 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 19th day of August, 19 77

Gail Pigg, Notary Public.

Commission expires 2/23/81

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 .

AUG 24 CONV 65,000.00
AUG 24 S'TAX B* 169.00
AUG 24 PR'FEE B* .50
AUG 24 W'DEED B* 4.00 * 173.50

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires