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

WARRANTY DEED

BOOK 5189 PAGE 188

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Ann Webb	Same	MAP- 95-10
(NAME)	(NAME)	
202 Quinn Court		Parcel 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100----------

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

cash in hand paid by Virginia Ann Webb and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

AUG29'77 CONV 40,000.00
AUG29'77 S'TAX B* 104.00
AUG29'77 PR'FEE B* .50
AUG29'77 W'DEED B* 8.00 * 112.50

We, John Grimes and wife, Hattie J. Grimes

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

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

Land in the Third, formerly the Fifteenth, Civil District of Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plan of Nor-Moor, as of record in Book 2133, page 54, Register's Office for said County, described together as follows:
Beginning on the easterly margin of Quinn Court at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northeastwardly 170.9 feet to a concrete monument; thence southeastwardly with the line between said Lots Nos. 5 and 6, 250.7 feet to the top of bank and continuing in the same direction 55 feet, more or less, in all 305.7 feet, more or less, to the center of Mill Creek; thence with the center of same southwestwardly 387 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwestwardly 58 feet, more or less, to the top of bank, and continuing in the same direction 205.3 feet, more or less, to the top of bank, and continuing in the same direction 205.3 feet in all 263.3 feet, more or less, to a concrete monument; thence northwardly and with the line between said lot 7 and 8, 193.9 feet to the southerly margin of Quinn Court; thence with the same and with a curve with a 40 foot radius northeastwardly 90 feet to the beginning.

Included, but excluded from the above described property, is the following described property:

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 29th day of August, 1977

Affiant

My commission expires: 10/12/80 (Affix Seal)

Notary Public

MARY H. [illegible] NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Being the southwesterly 90 feet of Lot No. 7 on the Plan of Nor-Moor, as of record in Book 2133, page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Grimes and wife, Hattie J. Grimes, by deed from Coleman Wright and wife, Ruth D. Wright, of record in Book 4917, page 174, Register's Office for said County.

This conveyance is subject to:

Perpetual easement for a pipe line underground for the purposes of obtaining water from a spring, as set out in the deed from J. D. Justice and wife, to W. D. Baird and wife, dated January 17, 1918, filed February 14, 1919, and recorded in Book 530, page 44, Register's Office for Davidson County, Tennessee.

Twenty-foot easement for public utilities along the rear portion of premises, anchor easement, 40-foot building setback line from Quinn Court, and conditions of owner's certificate, as shown on Plan of record in Book 2133, page 54, Register's Office for Davidson County, Tennessee.

A perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from Louis F. Norris and wife, to United States of America, dated August 26, 1953, filed August 27, 1953, and recorded in Book 2158, page 414, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Coleman Wright, and wife, across premises as set out in instrument of record in Book 4337, page 187, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2151, page 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 202 Quinn Court (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virginia Ann Webb her *heirs and assigns, forever.*

And We *do covenant with the said* Virginia Ann Webb *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 for 1977 taxes which are prorated and assumed by the purchasers.

And We, John Grimes and wife, Hattie J. Grimes *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Virginia Ann Webb her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand this* 26th *day of* October, *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.*

John Grimes

X Hattie J. Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. La Fell Spurr, a Notary Public in and for said County and State, the within named John Grimes and wife, Hattie J. Grimes

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1977.

Mrs. La Fell Spurr, Notary Public.

Commission Expires July 29, 1979

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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.....

IDENTIF. REFERENCE
FILED
AUG 29 9 17 AM '77
FELIX DAVIDSON COUNTY, TENN. REGISTER

E 22853

WARRANTY DEED

FROM

John Grimes et ux

mail TO

Virginia Ann Webb

3206 Mecca Dr.

Nash. Tenn 37214

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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