THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

BOOK 5232 PAGE 390

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY GRIMALDI (NAME)	SAME (NAME)	Map 43-12
316 SANITARIUM DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 10 &
MADISON 37115 TENN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

I, WILLIS WADE, a single person, hereinafter called the GRANTOR

have this day bargained and sold, and do hereby transfer and convey unto the said LARRY GRIMALDI, hereinafter called the GRANTEE his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Anderson Estates, as of record in Book 1130, page 37, in the Register's Office for said County, being Lots No. 6 and 7 of the Block "A" on the unrecorded plan of Eller and Vandiver's Subdivision, described according to a survey made by Ewell Anderson, surveyor, April 1945, as follows:

Said Lots No. 6 and 7 begin on the easterly margin of Rio Vista Drive at a point 203 feet north of the northerly margin of DuPont Avenue, said point being the corner of Lots No. 5 and 6; thence with said drive northwardly 100 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots eastwardly 275 feet to the low water mark of the Cumberland River; thence with said lot water mark southwardly 70 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots westwardly 275 feet to the point of beginning.

Being the same property conveyed to Willis Wade by deed from Vernon L. Malone and wife, Willie Mae Malons, of record in Book 4557, page 495, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 8th day of December 1977

Affiant Larry Grimaldi

My commission expires: 4-25-78 (Affix Seal)

Notary Public Evelyn Campbell

This is unimproved ( ) improved ( ) property, known as ..... (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 GRANTEE, his *(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* GRANTEE, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 8th *day of* December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Willis Wade

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Willis Wade, a single person

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 Madison, Tennessee,
this 8 *day of* December, *19* 77

Evelyn Campbell *Notary Public*

Commission expires April 25, 1978

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 .....

DEC 12 77	CONV	*9,000.00			
DEC 12 77	S'TAX		B*	23.40	
DEC 12 77	PR'FEE		B*	.50	
DEC 12 77	W'DEED		B*	4.00	* 27.90

WARRANTY DEED

FROM

WILLIS WADE

TO

LARRY GRIMALDI

E 41326

IDENTIF. REFERENCE

DEC 12 1 47 PM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS