This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5235 PAGE 208

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Grubbs, et ux	James D. Grubbs	Map 82-12
(NAME) 900 Silverdene Place	(NAME) ~~Same Address~~ % H.B. Wright Realtyco 2821 Belmont Rd.	Parcel 215
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 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 James D. Grubbs and wife, Thelma E. Grubbs, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of James D. Grubbs and wife, Thelma E. Grubbs, assuming and agreeing to pay the unpaid balance of an original indebtedness of $20,350.00 secured by deed of trust executed by Autry Darnell Spencer and wife, Lora Mae Spencer, to Harold Reeves, Trustee, of record in Book 4928, page 579, Register's Office for Davidson County, Tennessee,

I, Harold B. Wright, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Grubbs and wife, Thelma E. Grubbs, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 41 and the easterly 15 feet of South 9th Street that lies parallel to Lot No. 41 on the Plan of the Neil S. Brown Property, of record in Plat Book 57, page 50, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold B. Wright, Trustee, by deed from Autry Darnell Spencer and wife, of record in Book 5195, page 643, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57.00

Subscribed and sworn to before me, this the 19th day of December 19 77

Affiant

My commission expires: 11-1-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 900 Silverdene Place, Nashville, Tennessee (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 James D. Grubbs and wife, Thelma E. Grubbs, 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 successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* James D. Grubbs and wife, Thelma E. Grubbs, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 19th *day of* December, 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.*

Harold B. Wright (Trustee)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Larry F. Drath, *a Notary Public in and for said County and State,* Harold B. Wright, Trustee

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* 19th *day of* December, *19* 77.

Notary Public

Commission expires 11-1-78

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 20 77	CONV	25,000.00			
DEC 20 77	S'TAX		B*	65.00	
DEC 20 77	PR'FEE		B*	.50	
DEC 20 77	W'DEED		B*	4.00	* 69.50

WARRANTY DEED

FROM
Harold B. Wright, Trustee
TO
James D. Grubbs, et ux

E 42596

IDENTIF. REFERENCE

DEC 20 1 22 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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