WARRANTY DEED

BOOK 5249 PAGE 155

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 78

Notary Public

MY COMMISSION EXPIRES: 4-10-79

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRISSIM REALTY COMPANY (NAME)	SAME (NAME)	Map 131-10
6151 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 20
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH-9865

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES C. FOX, JR. and wife, BETTY S. FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRISSIM REALTY COMPANY, A Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, 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. 27 on the Plan of Seven Hills, Section III, of record in Book 2663, page 89, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Harding Place at the corner of Lots Nos. 27 and 28; thence with the line between said Lots, southerly 264.5 feet to a corner of Lot No. 26; thence with the line between Lots Nos. 26 and 27, westerly 194.4 feet to the east margin of Tara Drive; thence with the margin of the same, northerly 243.8 feet to the beginning of a curve; thence around said curve, northeasterly 39.49 feet to the south margin of Harding Place; thence with the margin of the same, easterly 179.9 feet to the point of beginning.

BEING the same property devised to James C. Fox, Jr., as devisee under the Will of Naomi Ashbrook Fox, of record in Will Book 84, page 287, County Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1545 Harding Place (House Number) (Street) (P. O. Address) Nashville (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26 day of January, 19 78

JAMES C. FOX, JR.

BETTY S. FOX

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, OLLIE DILLON, a Notary Public in and for said County and State, the within named JAMES C. FOX, JR. and wife, BETTY S. FOX

the bargainor S, 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 26. day of January, 19 78

Ollie Dillon
Notary Public

Commission Expires March 13, 1979

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } { as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

FEB-3 78 CONV 73,500.00
FEB-3 78 S'TAX B* 191.10
FEB-3 78 PR'FEE B* .50
FEB-3 78 W'DEED B* 4.00 * 195.60

WARRANTY DEED

FROM

JAMES C FOX., JR. and wife,

BETTY S. FOX

TO

GRISSIM REALTY COMPANY

TITLE INSURED BY POLICY NUMBER:

43-013-23891F

E 48895.

Title Associates, Inc. REFERENCE FEB 10 8 54 AM '78 Delivery of Settlement

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York