B

FORM NO. WD-1

BOOK 5252 PAGE 391

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

John E. Grubbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 10 DAY OF February 19 78

Terry Ray Mayes
Notary Public

MY COMMISSION EXPIRES: 8/13/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Grubbs (NAME)	First Federal Savings & Loan Assoc. (NAME)	60-7
2929 Lyndale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	35
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	12 DZ 55565

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, PAUL WATERS ET UX ALICE WATERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. GRUBBS ET UX MYRTLE D. GRUBBS

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:

BEING Lot No. 125 on the Plan of Hillhurst Acres, Section 4, as of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee.

SAID Lot No. 125 fronts 140 feet on the westerly side of Lyndale Drive and extends back 295.7 feet on the northerly line and 309.6 feet on the southerly line to a dead line, measuring 84.6 feet thereon.

BEING the same property conveyed to Paul Waters et ux Alice Waters by deed from Annie K. Waters of record in Book 5230, page 707, said Register's Office.

THIS conveyance is made subject to a 15-foot easement for public utilities along rear line of premises, 125 feet building setback line from Lyndale Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 136, Register's Office for said County; easement for right-of-way for the purpose of laying, construction, maintaining, operating, altering, replacing and removing a pipe line for the transporation of natural gas, petroleum and their by-products under, upon, over and through premises with rights of ingress and egress and other rights, as set out in decree in Minute Book 45, page 572, Third Circuit Court at Nashville, Tennessee; to restrictive covenants of record in Book 2545, page 111, as amended by instrument of record in Book 2640, page 313, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2929 Lyndale Drive Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 hands this 10th day of February, 19 78

Steven D. Waters
PAUL WATERS

Alice Waters
ALICE WATERS

Paul Waters

STATE OF TENNESSEE
Davidson County

BOOK 5252 PAGE 392

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL WATERS AND WIFE, ALICE WATERS

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 10 day of February 19 78

Commission expires 8/13/80

Terry Ray Moore
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
PAUL WATERS ET UX

TO
JOHN E. GRUBES ET UX

MYRTLE D. GRUBES

E 50391

IDENTIF. REFERENCE

FEB 14 8 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 14 78	CONV	32,500.00			
FEB 14 78	S'TAX		B*	84.50	
FEB 14 78	PR'FEE		B*	.50	
FEB 14 78	W'DEED		B*	4.00	* 89.00