BOOK 5258 PAGE 436

WARRANTY DEED

This instrument prepared by
Stephen W. Ramp, Attorney
Farris, Evans & Warfield
Eighteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Secretary-Treasurer Big Brother Enterprises, Inc. P. O. Box 17100 Nashville, Tennessee 37217	First Federal Savings & Loan Association Fourth & Union Streets Nashville, Tennessee 37219	130-7 99

(FOR REGISTER'S USE)

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value,
(
(whichever is greater, for this transfer
(
(is $72,000. _____
(Affiant
(Subscribed and sworn to before me,
(this the 3rd day of ~~February~~, 1978.
(
(
(_____
Notary Public
(My commission expires: 6-7-81

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars Cash in Hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Jesse Wilton Smith and wife, Agnes Murray Smith, to Louis R. Linx, Trustee, of record in Book 3734, page 469, Register's Office of Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee,

We, Albert Henry Grant and wife, Virginia C. Grant, have bargained and sold, and by these presents do transfer and convey unto the said Big Brother Enterprises, Inc., its successors 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. 13 on the Map of the Re-Sub. of part of Royal Oaks, of record in Book 1424, page 31, Register's Office of said County.

Said Lot No. 13 fronts 150 feet on the easterly side of Sunnybrook Drive, and runs back 310.67 feet on the north line and 308.44 feet on the south line, to a dead line in the rear, measuring 150 feet thereon.

MAR-2[illegible] CONV 72,000.00
MAR-2[illegible] S'TAX B* 187.20
MAR-2[illegible] PR'FEE B* .50
MAR-2[illegible] W'DEED B* 4.00 * 191.70

Being the same property conveyed to Albert Henry Grant and wife, Virginia C. Grant, by deed from Jesse Wilton Smith and wife, Agnes Murray Smith, of record in Book 5188, page 57, Register's Office for Davidson County, Tenenssee.

This conveyance is made subject to restrictive covenants of record in Book 1557, page 558, said Register's Office; the Plan of record in Book 1424, page 31, said Register's Office, which shows an Owner's Certificate, a 70-foot minimum building setback line from Sunnybrook Drive (formerly Altamont Avenue) and a 10-foot easement for public utility purposes along the rear line; AND an easement for Sanitary Sewers and/or Storm drainage to Metro Government of Nashville and Davidson County, of record in Book 4264, page 296, Register's Office for Davidson County, Tennessee; AND metro taxes for 1978.

This is unimproved ( ) improved (X) property, known as 4410 Sunnybrook Drive, Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Big Brother Enterprises, Inc., its successors and assigns, forever.

And we do covenant with the said Big Brother Enterprises, Inc. 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 as herein set forth.

And we, Albert Henry Grant and wife, Virginia C. Grant, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Big Brother Enterprises, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

E52940

T IDENTIF. REFERENCE

MAR 2 1 38 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Witness our hands this 31st day of March, 1978.

Albert H. Grant
Albert Henry Grant

Virginia C. Grant
Virginia C. Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Henry Grant and wife, Virginia C. Grant, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of February, 1978.
March

John C. Grimes
Notary Public

My Commission Expires: 6-2-81