Prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5283 PAGE 132

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan L. Griggs et ux	First Tennessee Bank N. A. Memphis	Map 103-10
(NAME)	(NAME)	
817 Neartop Drive	P. O. Box 474	Parcel 91
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(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 Alan L. Griggs and wife, Sandra M. Griggs and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Grace M. Osgood,

have this day bargained and sold, and do hereby transfer and convey unto the said Alan L. Griggs and wife, Sandra M. Griggs,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Brookside Court, Addition 4, Section 3, as of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 85 fronts 75.53 feet on the westerly side of Neartop Drive and runs back 287.1 feet on the northerly line and 282.2 feet on the southerly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Grace M. Osgood, by deed from Nelle Osgood, of record in Book 4993, page 366, Register's Office for said County.

This conveyance is made subject to a minimum building setback line, an easement for public utility purposes and conditions of owner's certificate, as shown on plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Jay D. Austin, husband of Grace M. Osgood, joins in the execution of this instrument for the purpose of conveying any marital interest he might have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 8th day of May 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 817 Neartop Drive, Nashville, Tennessee 37205
(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 Alan L. Griggs and wife, Sandra M. Griggs,

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,* except for 1978 taxes which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alan L. Griggs and wife, Sandra M. Griggs,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 8th *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grace M. Osgood

Jay D. Austin

BOOK 5283 PAGE 133

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, *a Notary Public in and for said County and State,* Grace M. Osgood and Jay D. Austin

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 8th *day of* May, *19* 78

Mary Enaey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC STATE OF TENNESSEE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 34670

FROM
Grace M. Osgood

TO
Alan L. Griggs et ux

MAY-9 78	CONV	32,500.00			
MAY-9 78 S'TAX			B*	84.50	
MAY-9 78 PR'FEE			B*	.50	
MAY-9 78	W'DEED		B*	4.00	* 89.00

E 6 4 2 9 1

IDENTIF. REFERENCE

MAY 9 9 51 AM '78

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