FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8500.00

John H. Hobby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF July, 1978

Lynn T. Rogers
Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry A. Diamond, Attorney (NAME) 81 Madison Bldg., Memphis, Tn 38103 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Lawrence L Grimes (NAME)	Same (NAME)	82-9
1330 - 7th Circle N (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20
Nashville, Tn 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, John H. Hobby and wife, Ruby G. Hobby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence Lyvoid Grimes and wife, Brenda Pentecost Grimes

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 the westerly part of lot No. 35 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of lot No. 35 fronts 54 feet 11 inches on the Easterly side of Seventh Avenue, North, and runs back 118 feet 4 inches on the Northerly line, with the Southerly margin of Taylor Street, and 117 feet 8 inches on the Southerly line to a dead line, measuring 54.9 feet, more or less, thereon. Being the same property conveyed to John H. Hobby and wife, Ruby G. Hobby by Installment Deed from Harry Diamond and wife Ida Diamond of record in Book 5082, page 635, Register's Office of Davidson County, Tennessee.

Grantees assume and agree to pay under the terms thereof on installment Deed of record in Book 5082, page 635, executed on October 27, 1976, by the Grantors.

Taxes for the year 1978 are to be pro-rated.

TITLE TO THIS PROPERTY NOT EXAMINED.

This is unimproved (X) improved ( ) property, known as 1330-1332 (House Number) Seventh Ave., N. (Street) Nashville, Tn 37208 (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 hand S this 7th day of July, 1978

John H. Hobby

Ruby G. Hobby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Hobby and wife, Ruby G. Hobby

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 7th day of July 19 78

Commission expires 10-18-81

Sylvia L. Rogers
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

E 75373

WARRANTY DEED

FROM JOHN H. HOBBY ET UX

TO LAWRENCE L. GRIMES et ux

IDENTIF. REFERENCE

JUL 7 9 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-7 78	CONV	*8,500.00			
JUL-7 78	S'TAX		B*	22.10	
JUL-7 78	PR'FEE		B*	.50	
JUL-7 78	W'DEED		B*	4.00	* 26.60