FORM NO. WD-1

BOOK 5314 PAGE 564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$38,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lewis G. Grossholz (NAME) | Same (NAME) | 60-11-4 |
| 225 Kenneth Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 12 DZ-57160 |
| Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, William B. Ellis and wife, Virginia D. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis G. Grossholz and wife, Sue B. Grossholz

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. 59 on the Plan of Section II, Hillhurst Acres, of record in Book 2331, page 70, Register's Office for said County.

BEGINNING at a point in the west margin of Stanwyck Drive at the corner of Lots Nos. 59 and 61; thence with the line between said lots, westerly 150 feet to a point: thence southerly 161.2 feet to the north margin of Kenneth Drive: thence with the margin of the same, easterly 125 feet to the beginning of a curve: thence around said curve, northeasterly 39.27 feet to the west margin of Stanwyck Drive: thence with the margin of the same, northerly 136 feet to the point of beginning.

BEING the same property conveyed to William B. Ellis and wife, Virginia D. Ellis by deed from Allen Swan, Sr., unmarried, of record in Book 3400, page 193, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2449, page 25 and such setback lines and easements of record in Plat Book 2331, page 70, said Register's Office.

This is unimproved ( ) improved (X) property, known as 225 Kenneth Drive (House Number) (Street) Nashville, Tn. (P O Address) (City or Town) 37207 (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 seised 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 19th day of July, 19 78

William B. Ellis

Virginia D. Ellis

STATE OF TENNESSEE
Davidson County

BOOK 5314 PAGE 565

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Ellis and Virginia D. Ellis

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 19th day of July 19 78

Commission expires 7/9/81

Gene W. Flack
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 78231

WARRANTY DEED

FROM

William B. Ellis and wife,

TO

Virginia D. Ellis

Lewis C. Grossholz and wife,

Sue B. Grossholz

IDENTIF. REFERENCE

JUL 21 12 40 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL 21 78 | | CONV | 38,300.00 | | | |
| JUL 21 78 | S'TAX | | | B* | 99.58 | |
| JUL 21 78 | PR'FEE | | | B* | .50 | |
| JUL 21 78 | | W'DEED | | B* | 4.00 | * 104.08 |