ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Horace DeMoss (NAME)	SAME (NAME)	91-13
5103 Nevada Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	306 E
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	DA 37470

WARRANTY DEED BOOK 5384 PAGE 262

For and in consideration of the sum of FIFTEEN THOUSAND AND NO/100ths---------- ----------($15,000.00)---------- DOLLARS

of which SEVEN THOUSAND TWO HUNDRED EIGHT AND 19/100 ($7,208.19) DOLLARS has been paid in cash by Horace DeMoss, the receipt of which is hereby acknowledged, and for the remainder the said Grantee assumes and agrees to pay the unpaid balance of SEVEN THOUSAND SEVEN HUNDRED NINETY ONE AND 81/100 ($7,791.81) DOLLARS of an original indebtedness of FIFTEEN THOUSAND ($15,000.00) DOLLARS secured by a Deed of Trust executed by Newton A. Collins and wife, Ruth Collins, to Percy Wilkins, Jr., Trustee of record in Book 4697, page 314, Register's Office for Davidson County, Tennessee, I, Jim Grundy, an unmarried man

have bargained and sold, and by these presents do transfer and convey unto the said Horace DeMoss

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 38 and 39 on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for said County.

SAID Lots adjoin and front 125 feet on the south side of O'Brien Avenue, formerly Grundy Street, and runs back between parallel lines along the east margin of Lellyett Avenue, 170 feet to an alley.

BEING the same property devised to Jim Grundy under Will of Ruth Grundy Collins, deceased, by Will Book 123, page 197, Probate Court, Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 406 Lellyett Avenue
(House Number) (Street)
Nashville Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 January, 19 79.

Jim Grundy

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Jim Grundy

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 19 79.

My commission expires 11-25-79 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Horace DeMoss

Sworn to and subscribed before me this 10th day of January, 19 79.

My commission expires 11-25-79 Notary Public

This instrument was prepared by:

William E. Higgins, Attorney, 338-46th Avenue North, Nashville, Tennessee 37209

Name Address

JAN 11 79	CONV	15,000.00		
JAN 11 79	S'TAX		B* 39.00	
JAN 11 79	PR'FEE		B* .50	
JAN 11 79	W'DEED		B* 4.00	* 43.50

WARRANTY DEED

FROM Jim Grundy

TO Horace DeMoss

F 0 9 1 6 2

IDENTIF. REFERENCE

JAN 11 2 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219