This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5396 PAGE 294

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Verlene B. Smith	Third National Mortgage Company	81-6-53
(NAME)	(NAME)	
	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Verlene B. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Joseph T. Grigsby and wife, Ester D.Grigsby

have this day bargained and sold, and do hereby transfer and convey unto the said Verlene B. Smith

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 61 fronts 54 feet on the northerly side of Deerfield Drive and extends back 143.8 feet on the easterly line and 143.6 feet on the westerly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Joseph T. Grigsby and wife, Lula B. Grigsby, by deed from Pyramid Property Company, of record in Book 2930, page 129, Register's Office for said County, the said Lula B. Grigsby having since died.

This conveyance is subject to a 10-foot utility easement, overhang easement, anchor easement, 30-foot building setback line from Deerfield Drive, and conditions of Owner's Certificate of record in Book 2900, pages 3 and 4, Register's Office for said County; and restrictive covenants of record in Book 2909, page 135, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 16th day of February 19 79

Affiant Verlene B. Smith

My commission expires: 8-12-81
(Affix Seal)

Notary Public Doris E. Moran

unimproved ( )
This is improved (X) property, known as 2708 Deerfield Drive, Nashville, Tennessee 37208
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 16th *day of* February, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph T. Grigsby

Joseph T. Grigsby

Ester D. Grigsby

Ester D. Grigsby

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Joseph T. Grigsby and wife, Ester D.Grigsby

the within named 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* 16th *day of* February, *19*79

Doris E. Moran *Notary Public*

Commission expires 8-16-79

NOTARY PUBLIC AT LARGE STATE OF TENN.

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 .....

WARRANTY DEED

FROM
Joseph T. Grigsby and wife,
Ester Grigsby

TO
Verlene B. Smith

F. 1. 4. 6. 1. 3.

IDENTIF. REFERENCE

FEB 16 3 34 PM '79

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627