7581 SCA 03709 91-60- CHECK

BOOK 5403 PAGE 431 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Karseem A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH 1979.

Notary Public

MY COMMISSION EXPIRES: 1-28-82

(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
Karseem A. Brown (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	15DZ-14345
2314 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot Road (STREET ADDRESS)	72-10
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Deerfield, IL 60015 (CITY) (STATE) (ZIP)	230

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, Charles Bruce Grigsby et ux Gwendolyn R. Grigsby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karseem A. Brown and French L. Brown

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 part of the Old Litton Farm and being the property as described in Book 3643, Page 269, Register's Office, Davidson County, Tennessee, and further described by John Kohl, Surveyor, dated February 6, 1979, as follows:

BEGINNING on the westerly margin of Scott Avenue at a point 50 feet south of the southerly margin of Litton Avenue; thence with the westerly margin of Scott Avenue, southwardly 50 feet; thence westwardly 150 feet to a point; thence northwardly 50 feet to a point; thence eastwardly 150 feet to the point of beginning.

BEING the same property conveyed to Charles Bruce Grigsby and wife, Gwendolyn R. Grigsby, by deed from Earl C. Holland and wife, Lorena Holland, of record in Book 3643, Page 63, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) This is improved (X) property, known as 2314 Scott Avenue (House Number) (Street) Nashville, TN 37216 (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 1ST day of MARCH, 19 79

Charles Bruce Grigsby — Charles Bruce Grigsby

Gwendolyn R. Grigsby — Gwendolyn R. Grigsby

BOOK 5403 PAGE 432

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Bruce Grigsby et ux Gwendolyn R. Grigsby

the bargainor, 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 1ST day of MARCH 1979

Commission expires 7-18-82

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

F. I. 7633

WARRANTY DEED

FROM

Charles Bruce Grigsby

TO

Karseem A. Brown

IDENTIF. REFERENCE

MAR 9 11 06 AM '79

FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

for

little escrow, inc.

[illegible] building 1
[illegible] plaza park boulevard
[illegible]ville, tennessee 37217
Shirley Box #34

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5403 PAGE 433

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

39500.00- CAMT.
87.10 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 91.60-
7581A03/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. 6. 3. 3.

T
IDENTIF. REFERENCE

MAR 9 11 06 AM '79
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 669227