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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Houston T. Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1979

Notary Public

MY COMMISSION EXPIRES: July 12, 1982

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

WILLIAM H. LASSITER, JR., 24th Floor, L & C Tower, Nashville, TN. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Houston T. Ezell & wife, Myrtle Ezell (NAME) | Same (NAME) | 104-10 |
| 512 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 188 |
| Nashville, Tennessee (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, KENNARD ALLEN GRIMES, STEVEN LANCASTER GRIMES and LEANNE GRIMES, all being over the age of eighteen (18) years,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOUSTON T. EZELL and wife, MYRTLE EZELL

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:

LAND in Davidson County, Tennessee, being Lot No. 18 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 18 fronts 73 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 157.3 feet more or less to a dead line.

BEING the same property conveyed to Fredalee Robertson by deed from William P. Russell and wife, Virginia Russell, of record in Book 2240, page 113, Register's Office for Davidson County, Tennessee. The said Fredalee Robertson having died on February 5, 1978 and title to said property having been vested in Sue Finney Grimes, as Executrix of the Estate of Fredalee Grimes Robertson, under the Will of the deceased, as of record in Will Book 122, Page 737, Probate Court of Davidson County, Tennessee, and being the same property conveyed to Kennard Allen Grimes, Steven Lancaster Grimes and Leanne Grimes by deed from Sue Finney Grimes, Executrix of the Estate of Fredalee Grimes Robertson as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 512-514 Fairfax Avenue, Nashville, Tennessee
(House Number) (Street) (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 20th day of April, 1979

Kennard A. Grimes
KENNARD ALLEN GRIMES

Steven L. Grimes
STEVEN LANCASTER GRIMES

Leanne Grimes
LEANNE GRIMES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Delda P. Johnson, a Notary Public in and for said County and State, the within named STEVEN LANCASTER GRIMES and LEANNE GRIMES

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 2nd day of May 1979

Commission expires: 4/18/1982

Delda P. Johnson
Notary Public

STATE OF MISSISSIPPI
County

Before me, Dorothy K. Mann, a Notary Public within and for the State and County aforesaid, personally appeared KENNARD ALLEN GRIMES and ~~(his oath)~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ (himself) to be the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Hattiesburg, MS on this the 20 day of April, 1979

My commission expires: 1982, May 24

Dorothy K. Mann
Notary Public

137 05/02 123.00- CHECK

## WARRANTY DEED

FROM

KENNARD ALLEN GRIMES,
STEVEN LANCASTER GRIMES and
LEANNE GRIMES

TO

HOUSTON T. EZELL and wife,
MYRTLE EZELL

F. 27282

IDENTIF. REFERENCE

MAY 2 3 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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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 |
|---|---|---|---|---|
| | | | 47500.00- | CO |
| | | | 123.50 | CO TX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | CHECK | 128.00- |
| | | | 0137A05/02/79 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 27282

IDENTIF. REFERENCE

MAY 2 3 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681359