L-511787-7

BOOK 5435 PAGE 495

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Georgia Reeves Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1979

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: Dec. 22, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., 1101 Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. David K. Grimes (NAME)	Fidelity Federal Savings & Loan Association (NAME)	51-3
416 Norman Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Streets (STREET ADDRESS)	67 JS
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, Mrs. Georgia Reeves Simmons, Executrix of the Estate of William T. Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Grimes and wife, Cynthia L. Grimes

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. 7 on the Map of a Revision of Part of Blair Heights, Section One, as of record in Book 2083, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 121.5 feet on the south side of Norman Drive and runs back between lines 327.8 feet on the east line and 333.6 feet on the west line, to a dead line in the rear, on which it measures 121.5 feet.

Being the same property conveyed to William T. Maggart, Sr., by deed from Zela M. Maggart, widow, as of record in Book 4322, Page 993, Register's Office for Davidson County, Tennessee; the said William T. Maggart, Sr., having died in Davidson County, Tennessee, on November 7th, 1978, leaving a last will and testament of record in Will Book 125, Page 212, Office of the County Court Clerk of Davidson County, Tennessee, vesting power of sale in the Grantor, Mrs. Georgia Reeves Simmons as Executrix of the Estate

This conveyance is made subject to restrictions and easements of record in Book 2083, Page 63, Book 2155, Page 212, Book 2438, Page 485, and Book 5268, Page 848, said Register's Office.

This is unimproved ( ) improved (X) property, known as 416 Norman Drive (House Number) (Street) Madison, TN. 37115 (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 my hand this 10th day of May, 1979

Mrs. Georgia Reeves Simmons
Mrs. Georgia Reeves Simmons

BOOK 5435 PAGE 496

STATE OF TENNESSEE
Davidson County

Personally appeared before me, GEORGE H. CATE, JR., a Notary Public in and for said County and State, the within named Mrs. Georgia Reeves Simmons

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 1979

Commission expires Aug. 12, 1981

George H. Cate Jr.
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 29273

WARRANTY DEED

FROM

Mrs. Georgia Reeves Simmons

TO

David K. Grimes and wife,

Cynthia L. Grimes

IDENTIF. REFERENCE

MAY 14 · 3 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2714 05/14 107.20- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE
BOOK 5435 PAGE 497

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- CO	
			102.70 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	107.20-
27	14	A05/14/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-29273

IDENTIF. REFERENCE

MAY 14 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683857