ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Albert Holland, etux (NAME)	Realty Mortgage Company (NAME)	162-6
101 Bess Court (STREET ADDRESS OR ROUTE NUMBER)	6755 Peachtree Industrial Blvd.-200 (STREET ADDRESS)	354
Antioch, Tennessee (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia 30360 (CITY) (STATE) (ZIP CODE)	5DU-55477

WARRANTY DEED

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 23, 1976 and filed for record June 23, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5039, page 526, and a note of even date thereby secured, in the original principal amount of $38,500.00, payable to Realty Mortgage, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Ted W. Griggs under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

I, Ted W. Griggs, a single person
have bargained and sold, and by these presents do transfer and convey unto the said Albert Holland and wife, Virginia Holland

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 Lot No.38 on the plan of Bess Estates, Section One, of record in Plan Book 4460, page 154, Register's Office for said County.

SAID Lot No.38, which is a corner lot, fronts 90 feet on the northerly margin of Ocala Drive and fronts 85.23 feet on the northerly margin of Ocala Drive and fronts 85.23 feet on the westerly margin of Bess Court North, said frontages being joined by a curve having a length of 39.27 feet, and extends back 70 feet on the southwesterly line and 109.76 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Ted W. Griggs by deed from Oakley W. Bryan and wife, Vernice M. Bryan and Jerry R. Moore and wife, Neldia J. Moore of record in Book 5039, page 524, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:
Restrictive Covenants contained in an instrument of record in Book 4679, page 64, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4460, page 154, said Register's Office shows an owner's certificate, a 30-foot minimum setback line from Bess Court North and a 15-foot minimum setback line from Ocala Drive and a 10-foot easement for public utility and drainage purposes along the westerly line of said lot.

unimproved ( )
This is improved (X) property, known as 101 Bess Court (House Number) (Street)
Antioch, Tennessee
(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 29th day of June, 1979.

x Ted W. Griggs
Ted W. Griggs

BOOK 5463 PAGE 830

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted W. Griggs, a single person

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, this 29th day of June, 19 79.

My commission expires 8-26-80 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 $ 49,075.76
This is equal to or greater than the property would bring at a fair and voluntary sale.

X

Sworn to and subscribed before me
this 29th day of June, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place Nashville, Tennessee 37239

WARRANTY DEED

FROM Ted W. Griggs, a single person

TO Albert Holland, etux

F 39561

IDENTIF. REFERENCE

JUL 12 9 47 AM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

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

RECEIVED OF _____

FOR _____

BOOK 5463 PAGE 831

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
			49075.76- CO	
			127.66 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	134.16-
5746A	07/12/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-39561

IDENTIF. REFERENCE

JUL 12 9 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696493