BOOK 5503 PAGE 861

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN E. GRIMM et ux	HOME FEDERAL SAVINGS & LOAN ASSN.	131-15-55
(NAME)	(NAME)	
4716 Benton Smith Road	230 Fourth Avenue North	16DA-31025
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledge, we,

KENNETH L. ERNST and wife, CYNTHIA L. ERNST

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN E. GRIMM and wife, GERALDINE E. GRIMM

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. 22 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 22 fronts 115 feet on the southerly side of Benton Smith Road and runs back 300 feet on the westerly line and 279.7 feet on the easterly line, to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Kenneth L. Ernst and wife, Cynthia L. Ernst by deed from Alan R. Hinman and wife, Lucy H. Hinman of record in Book 5154, page 418, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $57,650.00 secured and evidenced by Deed of Trust of record in Book 5154, page 420, Register's Office for Davidson County, Tennessee, in favor of Home Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to restrictive covenants of record in Book 2633, page 487, and to the limitation shown on the Plan of record in Book 2331, page 154, both of record in the Register's Office for Davidson County, Tennessee; and to 1979 property taxes which the Grantees assume.

This is unimproved ( ) improved (XX) property, known as 4716 Benton Smith Road, Nashville, TN 37215
(House Number) (Street)

(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 21 day of September, 19 79.

Kenneth L. Ernst
KENNETH L. ERNST

Cynthia L. Ernst
CYNTHIA L. ERNST

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5503 PAGE 862

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH L. ERNST and wife, CYNTHIA L. ERNST

the 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 21 day of September, 19 79.

My commission expires 10-18-81 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 $ 95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 21 day of September, 19 79

My commission expires 10-18-81 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, Tennessee 37215
Name Address

3874 WARRANTY DEED 09/24 253.50- CHECK

FROM
KENNETH L. ERNST and wife,
CYNTHIA L. ERNST

TO
JOHN E. GRIMM and wife,
GERALDINE E. GRIMM

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED & RECORDED
DAVIDSON COUNTY, TENN.
REGISTER
Sep 24 1 49 PM '79

IDENTIF. REFERENCE

F.5387

FILE BOX 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5503 PAGE 863

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			247.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	253.50-
			3874A09/24/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-53878

IDENTIF. REFERENCE

SEP 24 1 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714112