Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5568 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tommy Grimaldi and wife, Becky Grimaldi	Regions Comm. LOAN Guarantee Div.	72-9-352
(NAME) 2633 Somerset Dr.	(NAME) 110 9th ave SO.	
(STREET ADDRESS OR ROUTE NUMBER) Nash Tenn. 37217	(STREET ADDRESS) NASH TENN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- 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 September 19, 1978, and filed for record September 20, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5340, page 369, and note of even date thereby secured, in the original principal amount of $23,300.00 payable to Administrator of Veterans Affairs, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

We, Ben W. Close and wife, June Close

have this day bargained and sold, and do hereby transfer and convey unto the said Tommy Grimaldi and wife, Becky Grimaldi the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 115 and the northerly part of Lot No. 114 on the Plan of Irvington as of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 115 and the northerly part of Lot 114 front on the northerly margin of West Cahal Avenue 60 feet and extends back 163. 2 feet on the westerly side line and extends back on the easterly side line, which is a broken line, a total of 187 feet, more or less, to a line in the rear which measures 120 feet.

Being the same property conveyed to Ben W. Close and wife, June Close by deed from Robert P. Finch and wife, Terressa L. Finch, of record in Book 5486, page 858, said Register's Office.

The grantee further hereby assumes the obligations of Ben W. Close and wife, June Close 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.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $25500

Subscribed and sworn to before me, this the 21 day of Feb 19 80

Affiant June Close

My commission expires: July 2, 1980 (Affix Seal)

Notary Public John R Parker

This is improved ( ) unimproved ( ) property, known as 907 West Cahal Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21st day of February 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben W Close
Ben W. Close

June Close
June Close

BOOK 5568 PAGE 389

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Ben W. Close and wife, June Close

the within named 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* 21st *day of* Jan *, 19*80

NOTARY PUBLIC

John R. Parker *Notary Public*

Commission expires May 24, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

3752 72.80- CHECK

WARRANTY DEED

FROM
Ben W. Close and wife, June Close

TO
Tommy Grimaldi and wife,
Becky Grimaldi

F 77288

RUSH

IDENTIF. REFERENCE

FEB 21 1 50 PM '80

FELIX Z. ...LSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5568 PAGE 390

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

25544.00- CO
66.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 72.80-
3752A02/21/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 7 2 8 8

IDENTIF. REFERENCE

FEB 21 1 50 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 743025