Prepared by: WILLIAM D. CASTLEMAN, ATTORNEY
219 Second Avenue, North
Nashville, Tennessee 37201
Telephone 255-0311

4842 02/27 106.34- CHECK BOOK 5570 PAGE 868

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN C. GRIMES, ET UX	GALBREATH MORTGAGE COMPANY	Map 96-6
(NAME) 520 Cottonwood Drive	(NAME) 101 East Town Street	Par 219
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS) Columbus, Ohio 43215	3DZ-58406
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)----------
Dollars,

cash in hand paid by the grantees; JOHN C. GRIMES and wife, CHARLENE S. GRIMES, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Kim Patterson and wife, Vera S. Patterson, to Edward Seddon, Trustee, to secure to The Galbreath Mortgage Company the original amount of $29,950.00, of record in Book 5343, Page 61, Register's Office for Davidson County, Tennessee, payable as therein specified;

We, KIM PATTERSON and wife, VERA S. PATTERSON,

have this day bargained and sold, and do hereby transfer and convey unto the said
JOHN C. GRIMES and wife, CHARLENE S. GRIMES, their

certain real estate in Davidson County, Tennessee, as follows:
(successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 209 on the PLAN OF CLOVERHILL, SECTION 4, as of record in Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which plan referen-e is here made for a particular description of said lot.

Being the same property conveyed to Kim Patterson and wife, Vera S. Patterson, by deed from Clifton L. McElroy and wife, Patty C. McElroy, of record in Book 5343, Page 59, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 38,399.03
Subscribed and sworn to before me, this the 26th day of February 19 80
My commission expires: 1-31-81
(Affix Seal)
Affiant
Notary Public

This is unimproved ( ) improved (X) property, known as 520 Cottonwood Drive, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JOHN C. GRIMES and wife, CHARLENE S. GRIMES, 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* JOHN C. GRIMES and wife, CHARLENE S. GRIMES, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26th *day of* February 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vera S. Patterson
VERA S. PATTERSON

Kim Patterson
KIM PATTERSON

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Patterson and wife, Vera S. Patterson,

the within named bargainorS, 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 26th day of February, 1980.

Notary Public

Commission expires 1-31-81.

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.....

File Box #9

WARRANTY DEED

FROM

KIM PATTERSON, ET UX

TO

JOHN C. GRIMES, ET UX, CHARLENE

S. GRIMES

F 7 8 1 7 9

RUSH

IDENTIF. REFERENCE

FEB 27 11 21 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5570 PAGE 870

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

38399.03- CO
99.84 CO TX
.50 PRFEE
6.00 WDEED
CHECK 106.34-
4842A02/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78179

CROSS REFERENCE

FEB 27 11 21 AM '80

REGISTER
DAV. CO., TENN.

No. 744081