~~File Box II~~

Form No. WD-1

BOOK 5761 PAGE 873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1981

Notary Public

MY COMMISSION EXPIRES: 4-18-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Cairo etux (NAME)	Metropolitan Federal Savings & Loan Assn. (NAME)	Map 131-15
4716 Benton Smith Rd. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Parcel 55
Nashville, TN 37215 (CITY) (STATE) (P. O. BOX)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	16DA-31025

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, John E. Grimm and wife, Geraldine E. Grimm

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Cairo and wife, Judy A. Cairo

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:

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 John E. Grimm and wife, Geraldine E. Grimm, by deed from Kenneth L. Ernst and wife, Cynthia L. Ernst, of record in Book 5503, page 861, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5154, page 420, said Register's Office, securing a promissory note dated June 1, 1977, payable to the order of Home Federal Savings and Loan Association of Nashville, with a present unpaid principal balance of approximately $ 56,155.51 , which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This conveyance is further subject to restrictive covenants filed of record in Book 2633, page 487, said Register's Office, building setback lines and easements as shown on the plan of record.

This is unimproved ( ) improved (XX) property, known as 4716 Benton Smith Road (House Number) (Street) Nashville, TN 37215 (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 our hand s this 24th day of June, 19 81

JOHN E. GRIMM:

GERALDINE E. GRIMM:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Grimm and wife, Geraldine E. Grimm

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 24th day of June, 81

Commission expires 4-18-82

Notary Public

NOTARY PUBLIC CAROLYN H. PORTER DAVIDSON COUNTY

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM

JOHN E. GRIMM AND WIFE,

GERALDINE E. GRIMM

TO

JAMES R. CAIRO AND WIFE,

JUDY A. CAIRO

G. 4.7-9 9 8

RUSH

IDENTIF. REFERENCE

JUN 25 11 05 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

06/25 292.24- CHECK

3351

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			109900.00- CO	
			265.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 292.24-	
			3351A06/25/61 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.7.9.9.8

IDENTIF. REFERENCE

JUN 25 11 08 AM '98

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

No. 829386