THIS INSTRUMENT PREPARED BY:
JAMES C. DALE, III, ATTORNEY
P. O. Box 2868
Nashville, Tn. 37219

WARRANTY DEED

BOOK 5844 PAGE 836

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RUFUS DOUGLAS and	SAME	93-15
CHARLES GRIMM (NAME)		350
107 Lafayette Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* and other good and valuable considerations, the receipt of which is hereby acknowledged, including the execution and delivery of a Deed of Trust Note in the original principal amount of Thirty Thousand Dollars ($30,000.00), secured by a Deed of Trust on the hereinafter described property, such Note to be paid over a period of twelve (12) years in monthly payments of Three Hundred Fifty-Eight Dollars and 53/100 ($358.53), including interest at the rate of ten percent (10%) per annum;

G 7726 7

IDENTIF. REFERENCE

JAN 26 11 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ALFRED LEE HATHCOCK and J. FRED HATHCOCK, JR.

have bargained and sold, and by these presents do transfer and convey unto the said RUFUS DOUGLAS and CHARLES GRIMM, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1: Being part of Lot No. 5 on the Plan of Gibson's Subdivision of Lots Nos. 7 and 8 of the University Plan of Lots, as of record in Minute Book "C", page 171, Chancery Court at Nashville, described according to a survey by George W. Watkins, Surveyor, October 24, 1961, as follows:

Beginning on the southwesterly margin of Lafayette Street, being the southeast corner of the property conveyed to J. Fred Hathcock, Jr., and Alfred Lee Hathcock by deed from Edna Keen Donnelly, of record in Book 2749, page 283, Register's Office for said County; thence with the line between said Lots Nos. 4 and 5, southwesterly 159.6 feet to the easterly margin of an alley; thence with said alley, southeasterly 30.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northeasterly 183.6 feet to the southwesterly margin of Lafayette Street; thence with the same, northwesterly 37.8 feet to the beginning.

Being the same real property conveyed to J. Fred Hathcock, Jr., and Alfred Lee Hathcock by deed from Simon Ginsberg, of record in Book 3216, page 15, Register's Office for Davidson County, Tennessee.

01/26 82 11:35 UNREX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of January 1982

My commission expires: 7/17/83 (Affix Seal)

Notary Public

95

TRACT 2: Being the southerly part of Lot No. 4 on the map of Gibson's Subdivision of Lots Nos. 7 and 8 of the University Plan of Lots, as of record in Minute Book "C", page 171, Chancery Court at Nashville, described as follows:

Beginning onthe southwesterly margin of Lafayette Street, at a point 1 foot southeast of the corner of Lots Nos. 3 and 4, being the southeast corner of the property conveyed to Mrs. Fannie M. Kile by deed from W. C. Lockett of record in Book 311, page 68, Register's Office for said County; thence with said Kile's southerly line, westwardly 168 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 30 feet, more or less, to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 178 feet, more or less, to the southwesterly margin of Lafayette Street; thence with said Street, northwestwardly 37 feet, more or less, to the beginning.

Being the same property conveyed to J. Fred Hathcock, Jr., and Alfred Lee Hathcock, by a Deed from Edna Keen Donnelly, of record in Book 2745, page 283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for right-of-way of Lafayette Street lying within boundaries of premises as herein described and a fill slope adjacent to said street as set out in Minute Book 36, page 402, Third Circuit Court for Davidson County, Tennessee, in the cause of City of Nashville vs. African Methodist Episcopal Sunday School Union, et al.

This is improved (X) unimproved ( ) property, known as 107 Lafayette Street, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

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,* except for Metro property taxes for the year 1982, a lien but not yet due and payable.

And GRANTORS *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.*

Witness our *hand* s *this* 26th *day of* January, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ALFRED LEE HATHCOCK

J. FRED HATHCOCK, JR., by
JAMES C. DALE, III, Attorney
in Fact by instrument of record
~~in Book 5331, page 744,~~ R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debbie Bone, *a Notary Public in and for said County and State, the within named* ALFRED LEE HATHCOCK and J. FRED HATHCOCK, JR., by his Attorney in Fact, JAMES C. DALE, III,

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* 26 *day of* JANUARY, *19* 82.

Debbie Bone, *Notary Public.*

Commission Expires 7/17/83.

DEBBIE BONE NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires.....

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.....

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

RECEIVED OF _____

FOR _____

BOOK 5844 PAGE 839

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

[illegible].00- CO
78.00 CO TX
.50 PRFEE
5.00 WDEED
CHECK 87.50-
9550AU1/26/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 26 11 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864213