111882

IDENTIF. REFERENCE

This Instrument Prepared By:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

OCT 29 2 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5957 PAGE 169

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Ralph, Dr. Willaim B., Jr. Gremillion, Dr. Daniel E. c/o Dr. William B. Ralph, Jr. 330 Twenty-Second Ave., No. Nashville, TN 37203	SAME	92-11-292

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, I, DR. WILLIAM B. RALPH, JR., unmarried ("GRANTOR") have bargained and sold, and by these presents do transfer and convey unto DR. DANIEL E. GREMILLION ("GRANTEE"), his heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant in common with GRANTOR in that certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 of Block 10 on the Plan of Murphy Land Company's Division "B". A plan showing said property divided into blocks is of record in Book 161, page 126, Register's Office for said County, but does not show the blocks subdivided into lots.

According to a printed copy of an unregistered plan, said Lot No. 128 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Dr. William B. Ralph, Jr. by deed from E. M. VanLeer and wife, Martha C. VanLeer, of record in Book 5841, page 539, Register's Office for said County.

TO HAVE AND TO HOLD the said one-half (1/2) undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, his heirs, successors and assigns, forever.

It is the intent of GRANTOR that by the conveyance herein made, GRANTOR and GRANTEE shall be tenants in common with respect to the above-described property, each owning a one-half (1/2) undivided interest in the same.

This is improved property known as 341 Twenty-First Avenue North, Nashville, Tennessee 37203.

AND GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1982 taxes, a lien but not delinquent until March 1, 1983, which have been prorated, and assumed in part by GRANTEE.

AND GRANTOR does further covenant and bind himself and his heirs, successors and representatives to warrant and forever

defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument this 29th day of October, 1982.

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DR. WILLIAM B. RALPH, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $70,000.00. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 29th day of October, 1982.

Notary Public

My Commission expires:

October 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DR. WILLIAM B. RALPH, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of October, 1982.

Notary Public

My Commission expires:

October 21, 1984

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
			70000.00-	CO
			182.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	188.50-
			6897A10/29/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 8 8 2

IDENTIF. REFERENCE

OCT 29 2 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 907467