OFFICIAL RECEIPT

XIII/SA32 1/11/84

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

BOOK 6218 PAGE 399

LIMITED WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Charles E. Grams et ux	SAME	12DA-42102
1843 Joy Circle		Map 71-12
Nashville TN 37207		Par 48

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ROBERT W. RUTHERFORD, Administrator of the Estate of ELSIE G. WALDEN, Deceased, hereinafter referred to as the Grantor, do hereby transfer and convey unto CHARLES E. GRAMS and wife, MARY ANN GRAMS, hereinafter referred to as Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 43 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Beryle Meade Walden and wife, Geraldine K. Walden, by deed from Maynard F. Anderson, unmarried, as shown of record in Book 2023, page 5, Register's Office for Davidson County, Tennessee. The said Beryle Meade Walden predeceased said Geraldine K. Walden. The said Geraldine K. Walden and the said Elsie G. Walden are one and the same person. This property is being sold pursuant to an Order of the Probate Court as shown of record in Minute Book _____, page _____, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1843 Joy Circle, Nashville TN 37207.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their successors and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself/my heirs and

01/20 52.26- CHECK

7945

representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by Robert W. Rutherford as Administrator of the Estate of Mrs. Elsie G. Walden, deceased, and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

H 9 9 0 0 6

IDENTIF. REFERENCE
JAN 20 | 19 PM '84
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Witness my hand this 13th day of January 1984.

Robert W. Rutherford

ROBERT W. RUTHERFORD,
Administrator of the Estate
of Mrs. Elsie G. Walden,
Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT W. RUTHERFORD, Administrator of the Estate of Mrs. Elsie G. Walden, deceased, the 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 official seal at Nashville, Tennessee, this 13th day of January 1984.

John R. Reynolds

Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 21 July 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 17,600.00

Charles E. Evans Affiant

Subscribed and sworn to before me this 13th day of January 1984.

John R. Reynolds

Notary Public

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 21 July 1984

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to:
JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

MAIL

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

17600.00- CAMT.
45.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 52.26-
7945AQ1/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 9 9 0 0 6

IDENTIF. REFERENCE

JAN 20 | 19 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 8322