FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Virginia L. Delius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 84.

Irene M. Flick
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
VIRGINIA L. DELIUS (NAME)	SAME (NAME)	12DA/42102
497 Elysian Fields, Apt. K-2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71/12
Nashville, TN. 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	Par. 49.00

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, Charles E. Grams and wife, Mary Ann Grams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia L. Delius

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:

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 Charles E. Grams and wife, Mary Ann Grams by deed from Robert W. Rutherford, Administrator of the Estate of Elsie G. Walden, deceased, of record in Book 6218, page 399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to sanitary sewers and/or storm drainage easement of record in Book 4144, page 957, said Register's Office.

Taxes for 1984 have been pro-rated and assumed by grantees.

This conveyance is subject to any and all existing easements of record.

124872

TENNTE. REFERENCE

May 29 9 55 AM '84

This is unimproved ( ) improved (X) property, known as 1843 Joy Circle, Nashville, TN. 37207 (House Number) (Street) (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 25th day of May, 19 84

Charles E. Grams

Charles E. Grams

Mary Ann Grams

Mary Ann Grams

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 Charles E. Grams and wife, Mary Ann Grams

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 25th day of May, 19 84.

Commission expires 4/21/85

Grace M. Tilley
Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM
Charles E. Grams and wife,
Mary Ann Grams

TO
Virginia L. Delius

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32500.00- CAMT.	
			84.50 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	91.00-
			5889A05/29/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 4 8 7 2

T IDENTIF. REFERENCE

MAY 29 9 55 AM '84

No. 0039319