FILE BOX 3

FORM No. WD-1

BOOK 6404 PAGE 133

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Lila Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 1984

Notary Public

MY COMMISSION EXPIRES: 2-28-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Lila Smith		The Lomas & Nettleton Company		MAP 96-16
(NAME)		(NAME)		
774 Fitzpatrick Road		2001 Bryan Tower		PARCEL 175
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37214		Dallas, Texas 75201		3D-81146
(CITY) (STATE)	(P.O. ZIP)	(CITY) (STATE)	(ZIP)	

FOR AND 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, Ronald G.Grizzard and wife, Debra V. Grizzard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lila Smith

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. 263-A, Zone Lot Divisions of Lot Nos. 260, 261, 262, 263, 264, 265 and 267, Larchwood Subdivision, Section Three of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ronald G. Grizzard and wife, Debra V. Grizzard by deed from Thomas V. White, Trustee of record in Book 6344, Page 260, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, Page 69, Book 6122, Page 484 and Plat Book 6250, Page 40, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Ronald G. Grizzard and wife, Debra V. Grizzard to Ernest W. Turnbull, Trustee for The Lomas & Nettleton Company, dated July 17, 1984, with a present unpaid principal balance of approximately of $54,150.00, of record in Book 6344, Page 263, which the Grantees hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

CHECK 10/16 12.24-

This is unimproved ( ) / improved (XX) property, known as 774 Fitzpatrick Road, Nashville, TN 37214
(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 heir 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 covey 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 12th day of September, 19 84

Debra V. Grizzard by Ronald G. Grizzard, POA in fact — Ronald G. Grizzard

3097

BOOK 6404 PAGE 134

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 Ronald G.Grizzard

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 12th day of September, 19 84.

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

1567.33

OCT 19 9 50 AM '84

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM

Ronald G.Grizzard
Debra V. Grizzard

TO

Lila Smith
Peggy Patton

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 1984, before me personally appeared Ronald G. Grizzard, to me known to be the person who executed the foregoing instrument on behalf of Debra V. Grizzard and who acknowledged that he executed the same as the free act and deed of the said Debra V. Grizzard, by virtue of that Power of Attorney, duly executed by the said Debra V. Grizzard and appearing of record in Book 6404, Page 191, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this the 12th day of September, 1984.

My Commission Expires: 7-18-87

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6404 PAGE 135

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

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
8897A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I56733
567.33

IDENTIFICATION REFERENCE

OCT 16 9 51 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0077190