This instrument prepared by:

J. Thomas Martin
704 18th Ave., So.
Nashville, TN 37203

Send Tax Notice to:

Bruce Grubbs

550 Beverly Hill Dr.

Pegram, TN 37143

BOOK 6572 PG 304

Map No. 71-4

Parcel No. 81

WARRANTY DEED

For and in consideration of the sum of $ 36,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Jane Clinard Fuller, a single widow, hereinafter called Grantor has this day bargained and sold and does hereby transfer and convey unto Bruce Grubbs and Jewel Grubbs, his wife, hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 335 on the map of Joywood Heights, Section No. 2, as of record in book 1130, pages 92 and 93, Register's Office for said County.

Said lot No. 335 fronts 60 feet on the easterly side of Jones Avenue and runs back betwen parallel lines, 215 feet to a dead line.

Being the same property conveyed to John H. Fuller and wife, Jane Clinard Fuller, (the said John H. Fuller having since died), by deed from Culver Burnett and wife, Ethlene Baird Burnett, of record in book 1725, page 318, said Register's Office.

This is improved property known as 2605 Jones Avenue, Nashville, Tennessee.

This conveyance is made subject to easement for public utility purposes as shown in plan in book 1130, pages 92 and 93, and restrictive covenants of record in book 1373, page 98, Register's Office for said County.

To have and to hold said real estate with the appurtenances, estate, title and interest belonging to the said Grantee, their successors and assigns forever.

We covenant that we are lawfully ceased and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

We further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said Grantee, their successors and assigns against the lawful claims of all persons.

Witness our hands this 31th day of May, 1985.

Jane C. Fuller
(Clinard)

4009 05/03 12:10 CHECK

BOOK 6572 PAGE 305

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Anna R. Totty, a Notary Public in and for said County and State, the within named, Jane Clinard Fuller, a single widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1985.

Anna R. Totty
Notary Public

My Commission Expires:
5/13/89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $ 36,000.00 .

Affiant

Sworn to and subscribed before me this 31st day of May, 1985.

Anna R. Totty
Notary Public

My Commission Expires:
5/13/89

J 0 9 7 1 2

IDENTIF. REFERENCE

JUN 3 3 17 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6572 PAGE 306

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

36000.00- CAMT.
93.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
4009A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0972

IDENTIF. REFERENCE T

JUN 3 3 17 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 140541