File Box 9

BOOK 6575 PAGE 497

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,671.50

Linda C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1985.

Notary Public

MY COMMISSION EXPIRES: 11-1-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda C. Williams (NAME)	Security Pacific Mtg. Corp. (NAME)	Map 83-7
1256 North Graycroft (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	Parcel 319
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201-2450 (CITY) (STATE) (ZIP)	15DA-49605

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, James D. Grubbs and wife, Thelma Grubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda C. Williams

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One, Eastland Oaks, of record in Book 4660, page 67, Register's Office for said County.

Said Lot No. 1 fronts 65.00 feet on the northerly margin of Eastland Avenue and extends back 200.0 feet on the easterly line and 200.00 feet on the westerly line to a dead line in the rear, measuring 66.91 feet thereon.

Being the same property conveyed to Grantors by deed from Loren A. Risen and wife, Dorothy E. Risen, recorded in Book 5659 at page 351 in said Register's Office.

This conveyance is made subject to (a) property taxes for 1985 which have been prorated and assumed by Grantee and (b) the matters shown on said plan.

As part of the consideration for this conveyance, Grantee assumes and agrees to pay the remainder of the indebtedness evidenced by the note referenced in the deed of trust recorded in Book 5492 at page 570 in said Register's Office (Loan No. 253262-0) according to the terms thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

The execution of this deed by Grantors (also known as James D. Grubbs, Sr., and Thelma E. Grubbs) is effected by the signature of their Attorney-In-Fact, Jim Atkieson, pursuant to the Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (XX) property, known as 2307 Eastland Avenue, Nashville, Tennessee, 37206
(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 30th day of May, 19 85

James D. Grubbs and Thelma Grubbs

BY: Jim Atkieson

Jim Atkieson, Attorney-In-Fact

5369

STATE OF TENNESSEE
Davidson County

BOOK 657 PAGE 498

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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

James D. Grubbs and wife, Thelma Grubbs

TO

Linda C. Williams

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

File Box 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 1985, before me personally appeared Jim Atkieson, to me known to be the person who executed the foregoing instrument in behalf of James D. Grubbs and Thelma Grubbs, who acknowledged that he executed the same as the free act and deed of said James D. Grubbs and Thelma Grubbs.

My Commission Expires: 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6575 PG 499

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant Jim Atkieson

Sworn to and subscribed before me this

30th day of May, 19 85.

Notary Public

My Commission Expires: 11-1-87

J.1.07.36

IDENTIF. T REFERENCE

JUN 6 12 31 PM '85

FELIA J. HILSON, REGISTER
DAVIDSON COUNTY, TN

V. ADAMS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6575 PAGE 500

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
			53671.50- CAMT.	
			139.62 CSTAX.	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 149.12-	
			5369A06/06/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

#141736

IDENTIFICATION REFERENCE

JUN 6 12 31 PM '86

DAVIDSON COUNTY, TN REGISTER

No. 141867