60410

BOOK 6587 PAGE 598

FROM: Robert H. Mundy, and
Nella B. Mundy (divorced)

TO: William R. Grainger and
wife, Kathleen B. Grainger

THIS INSTRUMENT PREPARED BY:

Jack E. Seaman
LITTLETON, WEED, HUBBARD & SEAMAN
Third Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219
(615) 255-1773

J 1:46 00

IDENTIF. REFERENCE

JUN 20 11 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers
William R. Grainger et ux	Commerce Union Bank	117-5-37
3619 Sperry Avenue	One Commerce Place	Fd.Bk 7DA-23955
Nashville, TN 37205	Nashville, TN 37239	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Robert H. Mundy and Nella B. Mundy, now divorced, (hereinafter referred to as "GRANTORS") have bargained and sold, and do hereby transfer and convey unto William R. Grainger and wife, Kathleen B. Grainger, (hereinafter referred to as "GRANTEES"), certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 43 on the Plan of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 43 fronts 100 feet on the southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert H. Mundy and wife, Nella B. Mundy, by deed from Rayburn H. Ridgway and wife, Selma E. Ridgway, of Record Book 5172, page 374, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

This is improved property known as 3619 Sperry Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, the appurtenances, estate, title and interest belonging to the said GRANTEES and the said GRANTEES' successors, heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

GRANTORS further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said real estate to said GRANTEES, and the GRANTEES'

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successors, heirs, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this, the _____ day of June, 1985.

Robert H. Mundy

Nella B. Mundy

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 H. Mundy the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1985.

Jacqueline B. Epps
NOTARY PUBLIC

My Commission Expires: July 21st, 1985

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 Nella B. Mundy the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1985.

Patricia Anne Cade
NOTARY PUBLIC

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

AFFIANT

Subscribed and sworn to before me this, the 12th day of June 1985.

Patricia Anne Cade
NOTARY PUBLIC

My Commission Expires: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6587 PAGE 600

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

118000.00- CAMT.
306.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 313.30-
01SRAM07/20/85 BW .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:46:00

IDENTIF. REFERENCE

JUN 20 11 24 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 146584