FORM NO. WD-1

BOOK 6632 PAGE 699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Douglas Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1985

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: April 29, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Co. Inc. 222 Third Ave. N. Suite 175
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiram T. Bain (NAME)	Hiram T. Bain (NAME)	41-7-28
1224 Bell Grimes Lane (STREET ADDRESS OR ROUTE NUMBER)	1224 Bell Grimes Lane (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	

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, Maurice E. Griggs, Jr., and wife, Martha Sue Griggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hiram T. Bain and wife, Martha Bain

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 part of the west part of Lot 3 on the Map of the Lands of K. T. Morris, deceased, of record in Book 27, page 49, Register's Office for said County, known as Tract No. 3 and described according to an unrecorded survey made by Cantrell, Connell & Morrison, Engineers, dated February 22, 1958, as follows:

Said Tract No. 3 fronts 68 feet on the northerly side of Bell Grimes Lane and extends back between parallel lines 200 feet to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Maurice E. Griggs, Jr., and wife, Martha Sue Griggs, by deed from Nina Sue Grossholz, Doris Jean King, Joyce Odell Malone, Jesse Ray (Tony) Baldwin, Jr., Myles Morman Baldwin, Jessie May Clinard and Barbara Ann Harris, the heirs-at-law of Nellie M. Baldwin, deceased, of record in Book 5826, page 503, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1224 Bell Grimes Lane (House Number) (Street) Nashville, TN 37207 (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 14th day of August, 1985

Maurice E. Griggs, Jr.

Martha Sue Griggs

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice E. Griggs, Jr., and wife, Martha Sue Griggs

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1985.

Commission Expires April 19, 1987

J Ann Smith Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

Feb 24

WARRANTY DEED

FROM

MAURICE E. GRIGGS, JR., AND WIFE,

MARTHA SUE GRIGGS

TO

HIRAM T. BAIN AND WIFE,

MARTHA BAIN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

2926

IDENTIFICATION REFERENCE

AUG 16 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6632 PAGE 701

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36500.00- CASH
94.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 101.40-
8281A08/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2926 I.

IDENTIFICATION REFERENCE

AUG 16 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164214