THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 2
cg

ADDRESS NEW OWNER:

F. Norman Grimsby
819 Thornvine Lane
Houston, Texas 77079

SEND TAX BILLS TO:

same

RE-RECORD
BOOK 6839 PAGE 317

MAP-PARCEL NUMBERS:

MAP 117-13-B
PARCEL 14

WARRANTY DEED

BOOK 6793 PAGE 979

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sue Thompson Fort and husband Duncan M. Fort, Jr. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto F. Norman Grimsby and wife, Constance V. Grimsby hereinafter called the Grantee, Grantee's 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. 403 on the plan of Phase One of Abbottsford a Planned Unit Development, of record in Book 6250, pages 419, 420 and 421, Register's Office for said County.

SAID Lot No. 403 fronts 53.47 feet on the southerly margin of Hyde Park and extends back 105.07 feet on the easterly line and 98.00 feet on the westerly line to a dead line in the rear, along the northerly margin of a service drive, measuring 91.36 feet thereon.

BEING the same property conveyed to Sue Thompson Fort, a married woman, by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6637, page 603, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 6478, page 177, and amended in Book 6530, page 242, and Book 6537, page 303, all in the Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as Lot 403, Hyde Park, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of February, 19 86.

Sue Thompson Fort
Sue Thompson Fort

Duncan M. Fort, Jr.
Duncan M. Fort, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of February, 19 86 before me personally appeared Sue Thompson Fort and Duncan M. Fort, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: April 21, 1986

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

RE-RECORD
BOOK 6839 PAGE 318

BOOK 6793 PAGE 980

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00.

Connie Garrett
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1986.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

RE-RECORD
95054

WARRANTY DEED

from:
Thompson Fort and husband
can M. Fort, Jr.

to:
Norman Grimsby, et ux

IDENTIFY REFERENCE

APR 25 3 37 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

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P.O. Box 150157
shville, Tennessee 37215-0157

TN 24654

MAR 3 12 45 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFY REFERENCE

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