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B0430

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 49824.08

Subscribed and sworn to before me, this the 26 day of September 19 86

Affiant

My commission expires: 1-10-89 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Holtkamp Greenhouses, Inc.	MORTGAGE CORPORATION OF THE SOUTH
1501 Lischey Ave (P.O. Box 8158)	P.O. BOX 10726
STREET ADDRESS Nashville, Tennessee 37207	STREET ADDRESS BIRMINGHAM, ALABAMA 35202
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 071-12-0 055 & 056	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES E. GRAMS AND WIFE, MARY ANN GRAMS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Holtkamp Greenhouses, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 19, all of Lot No. 20 except a small triangle out of the northerly corner thereof, and a triangular part of Lot No. 21, on the Plan of Joywood, of record in Plat Book 974 at page 45, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl dated September 26, 1977, as follows:

Beginning at a stake in the southerly margin of Joy Circle at a turn in said Circle, being the common corner of Lots Nos. 18 and 19; thence with the line between said lots southerly 150 feet to the northerly margin of Marchall Street; thence with the margin of the same, easterly 200 feet to a point 149 feet west of Jones Avenue, being the common corner of Lots Nos. 19 and 20; thence along the easterly line of Lots Nos. 20 and 21, northerly parallel to Jones Avenue, 218 feet to a point which is 80 feet north of the common corner of Lots 20 and 21; thence westerly 154.4 feet to a stake in the easterly margin of Joy Circle, which stake is 11.33 feet southwest of the common corner of Lots Nos. 20 and 21; thence with the margin of Joy Circle, southwesterly 92.47 feet to the point of beginning.

Being the same property conveyed to CHARLES E. GRAMS AND WIFE, MARY ANN GRAMS by deed recorded in Book 5330 at page 495, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of MORTGAGE CORPORATION OF THE SOUTH, which the Grantee(s) herein agree to assume and pay.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1834 JOY CIRCLE, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of September 19 86

Charles E. Grams

Charles E. Grams

Mary Ann Grams

Mary Ann Grams

State of Tennessee
County of Davidson

On this 26 day of September, 19 86, before me personally appeared CHARLES E. GRAMS AND WIFE, MARY ANN GRAMS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-10-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

47185

IDENTIFT REFERENCE

SEP 29 12 40 PM '86

REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____

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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
7761	09/29/86		49824.08- CAMT. 139.44 CSTAX .50 PRFEE 6.00 WDEED CHECK 145.94- BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47185

IDENTIFICATION REFERENCE

SEP 29 12 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300443