THIS INSTRUMENT PREPARED BY:
Hughes A. Grace
Hale, Kelley, Herbert & Crawford
4th Floor, First Place
150 4th Avenue North

Mortgagee: Robert R. Mayes, et ux Geraldine C. Mayes

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-13-204	Nelson L. Griswold, Jr.	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	2222 12th Avenue, South	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 31 8 45 AM '86

IDENTIFICATION REFERENCE

58375

ROBERT R. MAYES and wife, GERALDINE C. MAYES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NELSON L. GRISWOLD, JR.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of a lot marked "Martin Lot" on the Plan of the W. L. B. Lawrence Property, as of record in Book 21, page 148, Register's Office for said County, being the south part of Lot No. 17 on an unrecorded plan of said Lawrence Property, described as follows:

BEGINNING on the easterly margin of 12th Avenue, South, formerly the Middle Franklin Turnpike, 50 feet south of the southwest corner of a lot marked "Tollgate Lot" on said registered plan; thence with the easterly margin of said Avenue, southwardly 50 feet; thence at right angles, easterly 254 feet; thence parallel with said Avenue, northerly 50 feet; thence westerly 254 feet to the point of beginning.

Being the same property conveyed to Robert R. Mayes and wife, Geraldine C. Mayes by deed from Nell Brown Britt, the only living heir of A. R. Brown deceased; and Reid B. Farrar and William C. Farrar, Jr., the only heirs-at-law of Elizabeth Brown Farrar, deceased, as of record in Book 3983, page 651.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of October, 19 86

Robert R. Mayes
Robert R. Mayes

Geraldine C. Mayes
Geraldine C. Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert R. Mayes and wife, Geraldine C. Mayes, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of October, 19 86.

My commission expires: 1/19/88

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, this, the _____ 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

$ 49,500.00 Amount

N. L. Griswold Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 86

MY COMMISSION EXPIRES: 1/19/88 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

ROBERT R. MAYES AND WIFE GERALDINE C. MAYES

TO

NELSON L. GRISWOLD, JR.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public

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

4950.00- CAMT.
130.60 CSTAX
.50 PRFE
6.00 WDC
CHECK 145.10-
0505A 10/31/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5837.5

IDENTIFICATION REFERENCE

OCT 31 8 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06606