This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 7092 PAGE 433

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J. Mitchell Grissim, Jr., et al 6205 Melbourne Drive Nashville, Tennessee 37215	Same	117-4-408

ADDRESS OF MORTGAGEE:

Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37244
Attn: John McAlister

FEE 7 WILSON IT REGISTER DAVIDSON COUNTY, TN
DEC 31 6 45 PM '86
IDENTIFICATION REFERENCE
79059

RE-RECORD BOOK 7131 PAGE 208

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a Note dated November 23, 1977, in the original principal amount of $32,000.00, payable to Third National Mortgage Company, secured by a Deed of Trust of record in Book 5226, page 330, in the Register's Office for Davidson County, Tennessee (reference being made to said Note and Deed of Trust for the terms and conditions contained therein), which debt the Grantees herein assume and agree to pay as part of the purchase price, SAMUEL D. HODGES, III, the "Grantor," has bargained and sold, and by these presents does transfer and convey unto the said J. MITCHELL GRISSIM, JR., and JOSEPH MICHAEL GRISSIM, as tenants in common, the "Grantees," their heirs, successors and assigns, that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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, successors and assigns, forever. And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current year real property taxes, the aforesaid Deed of Trust, and except as of record.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

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.

The Grantees further hereby assume the obligations of Samuel D. Hodges, III, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

BOOK 7092 PAGE 431

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of December, 1986.

RE RECORD
BOOK 7131 PAGE 209

Samuel D. Hodges III
SAMUEL D. HODGES, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $75,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael House
Affiant

Sworn to and subscribed before me this 31st day of December, 1986.

Bettie Jane Dutton
NOTARY PUBLIC
My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SAMUEL D. HODGES, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 31st day of December, 1986.

Bettie Jane Dutton
NOTARY PUBLIC

My Commission Expires: 9-11-90

BOOK 7092 PAGE 432

EXHIBIT "A"

RE-RECORD BOOK 7131 PAGE 210

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 62 on the plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County. Said Lot No. 62 fronts 50 feet on the northerly side of Primrose Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Samuel D. Hodges, III, by deed from Billy R. Potter and wife, Joyce Potter, of record in Book 5226, page 328, said Register's Office.

PUSH

FEB 9 12 06 PM '87

FELIX 7. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 1 7-8 9

RE-RECORD