THIS INSTRUMENT WAS PREPARED BY:
WILLIAM T. BERRY, ATTORNEY -413 Welshwood Drive, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
WALKER Grimes JR. & wife	SAME	133-1
(NAME)	(NAME)	
2326 WA Antioch Pike		PAR 172
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013		06DA 375.31
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7154 PAGE 473

For and in consideration of the sum of TEN DOLLARS ($10.00) DOLLARS

CASH in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, Roger W. Dixon and wife, Sandra Gail Dixon and Albert Don Taylor and wife, Joanne W. Taylor HEREINAFTER CALLED SELLERS

have bargained and sold, and by these presents do transfer and convey unto the said Walker Grimes /JR. and wife, Peggy Grimes

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

BEING Lot No. 12 on the Plan of Radnor Terrace Subdivision of of record in Book 421, Page 58, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Darryl w. Thiebaud and wife Care Ruth Thiebaud by deed from Ralph H. Lewis and wife, Patricia A. Lewis of record in Book 5789, Page 616, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roger W. Dixon and wife, Sandra Gail Dixon and Albert Don Taylor and wife, Joanne M. Taylor by Deed from Darryl W. Thiebaud and wife, Care Ruth Thiebaud of record in Book 7001, page 183 Register's Office, Davidson County, Tennessee.

9 9 5 4 2

IDENTIFICATION REFERENCE

MAR 3 12 52 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as McClellan Avenue (House Number) (Street) Nashville, TN 37211 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 28th day of February, 19 87.

Roger W. Dixon

Albert Don Taylor

Sandra Gail Dixon

Joanne M. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7154 PAGE 474

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger W. Dixon & wife, Sandra Gail Dixon & Albert Don Taylor and wife Joanne M. Taylor

the bargainor s, 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, this 28th day of February, 1987.

My commission expires 7/17/88 Notary Public William T. Berry

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Walker Grimes

Sworn to and subscribed before me this 28th day of February, 1987.

My commission expires 7-17-88 Notary Public William T. Berry

This instrument was prepared by:

Name	Address
William T. Berry, Attorney At Law	109 Shacklett Lane, Antioch, Tenn. 37013

WARRANTY DEED

FROM Roger W Dixon et al

TO Walker Grimes Jr. et ux

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

RECEIVED OF _____

FOR _____

BOOK 7154 PAGE 475

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

120[illegible].0- CONT.
3[illegible].60 CSTAX
.50 PRFE
6.00 WDE[illegible]
CHECK 40.10-
[illegible]/03/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9954 2

IDENTIFI REFERENCE

MAR 3 12 52 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52195