BOOK 7160 PAGE 362

File Box 43

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Roscoe C. Grant, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1987.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| Roscoe C. Grant, Jr. (NAME) | Lomas & Nettleton (NAME) | 118-5 |
| 1204 Ferguson (STREET ADDRESS OR ROUTE NUMBER) | 4460 Corporation Lane (STREET ADDRESS) | 800 |
| Nashville, TN (CITY) (STATE) (P.O. ZIP) | Virginia Beach, VA 23462 (CITY) (STATE) (ZIP) | 24W 14075 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eddie Sam Frierson, Sr. and wife, Patricia M. Frierson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roscoe C. Grant, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 147 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for said County, described as follows:

SAID Lot No. 147 fronts 69.9 feet on the northerly side of Ferguson Avenue and runs back between parallel lines 152 feet to an alley and is bounded on the east by an alley.

Being the same property conveyed to Eddie S. Frierson and wife, Oda H. Frierson, by deed of record in Book 4191, page 209, Register's Office for Davidson County, Tennessee; the said Eddie S. Frierson and wife, Oda H. Frierson having since divorced and pursuant to Divorce Decree of record in Book 4778, page 850, Register's Office for Davidson County, Tennessee, said property now vests solely in Eddie Sam Frierson, Sr., being one and the same as Eddie S. Frierson.

Patricia M. Frierson, wife of the said Eddie Sam Frierson, Sr., joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on three promissory notes secured by Deeds of Trust, of record in Book 4191, Page 210 and as corrected by instrument of record in Book 4281, Page 362; and Deed of Trust of record in Book 5777, Page 75, said Register's Office;----------CONTINUED---

unimproved ( )
This is improved (X) property, known as 1204 Ferguson Avenue, Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 4th day of March, 19 87

x Eddie Sam Frierson, Sr. Patricia M. Frierson
Eddie S. Frierson

3/4 37.50

3043

STATE OF TENNESSEE
Davidson County

BOOK 7160 PAGE 393

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Sam Frierson, Sr. and wife, Patricia M. Frierson

the bargainor__s__, with whom I am personally acquainted, or proved to me upon 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, Tennessee, this 4th day of March 19 87.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Eddie Sam Frierson, Sr. et ux

TO
Roscoe C. Grant, Jr.

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

Assumption Clause, Continued....

and Book 5922, Page 615, said Register's Office in favor of Security Mutual Finance Corporation, payable according to the terms and conditions contained therein.

0 1 4 1 4.

IDENTIFICATION REFERENCE

MAR 6 3 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7160 PAGE 304

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01414

IDENTIFICATION REFERENCE

Mar 6 3 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54232