BOOK 7226 PAGE 677 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

$47,883.25 Walker Grimes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1987.

Dave N. Tidwell
Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Walker Grimes and wife, Peggy Grimes (NAME)	Home Savings of America, F. A. (mortgagee) (NAME)	Map 133-1
2326 Una-Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	Par. 173
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7075 (CITY) (STATE) (ZIP)	06DA-37532

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, Roger W. Dixon and wife, Sandra G. Dixon and Albert Don Taylor and wife, Joanne M. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walker Grimes and wife, Peggy Grimes

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:

BEING Lot No. 13 on the Plan of Radnor Terrace Subdivision, of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Roger W. Dixon and wife, Sandra G. 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 188, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1987 have been pro-rated and assumed by Grantee.

Grantee(s) hereby assume and agree to pay the mortgage held by Home Savings of America of record in Book 7001, page 188, said Register's Office.

unimproved ( )
is is improved (XX) property, known as 424 McClellan Avenue Nashville, TN 37211
(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 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 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 30th day of April, 1987

Roger W. Dixon
Sandra G. Dixon
Albert Don Taylor
Joanne M. Taylor

STATE OF TENNESSEE
Davidson County

BOOK 7226 PAGE 678

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Roger W. Dixon, Sandra G. Dixon Albert Don Taylor (I) and Joanne M. Taylor

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 30th day of April 19 87

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Roger W. Dixon and wife, Sandra G. Dixon
and
Albert Don Taylor and wife, Joanne M. Taylor

TO
Walker Grimes and wife, Peggy Grimes

IDENTIFICATION REFERENCE

2.26 8.3

MAY 5 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 679

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

47883.25- CAMT.
134.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.62-
3469A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2268.3
IDENTIFICATION REFERENCE
MAY 5 3 29 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78098