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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September 1989

Notary Public

MY COMMISSION EXPIRES: 5-20-89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
213 Fifth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Kenneth M. Switzer, et ux	Same	131-15
(NAME)	(NAME)	
4704 Benton Smith Road		58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, MRS. L. ERNEST GRUBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH M. SWITZER and wife, MARILYN W. SWITZER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 19 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, R.O.D.C., Tennessee

BEGINNING at a point in the easterly margin of Benton Smith Road, the northeast corner of Lot No. 20; thence in a southeasterly direction 267.5 feet to a point; thence north 2 degrees 31 minutes east 20 feet to a monument; thence north 41 degrees 7 minutes east 203 feet to a point, the southeast corner of Lot No. 18; thence in a northwesterly direction 289.7 feet to a point in the easterly margin of Benton Smith Road; thence southwesterly with the easterly margin of Benton Smith Road 126.93 feet to the point of beginning.

Being the same property conveyed to L. Ernest Grubbs and wife, Willie Akin Grubbs by deed from Howard L. Gibson and wife, Margaret M. Gibson of record in Book 2701, page 457, Register's Office for Davidson County, Tennessee.

This property is being purchased in an "as is" condition.

unimproved ( ) This is improved (X) property, known as 4704 Benton Smith Road, Nashville, TN 37215
(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 my hand 28 this 28 day of Sept, 1989

Mrs. L. Ernest Grubbs

MRS. L. ERNEST GRUBBS

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, Kenneth M Switzer, a Notary Public in and for said County and State, Mrs. L. Ernest Grubbs

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, ~~and who further acknowledged that~~ XXXX

XXXX

Witness my hand at office in Nashville, Tennessee, this 29 day of Sept 1989

Kenneth M Switzer
Notary Public

My commission expires: 5-22-93

KENNETH M. SWITZER NOTARY PUBLIC STATE

69957

IDENTIF REFERENCE

SEP 29 8 57 AM '89

DAVIDSON COUNTY, TN

RUSH

DEED

FROM

MRS. L. ERNEST GRUBBS

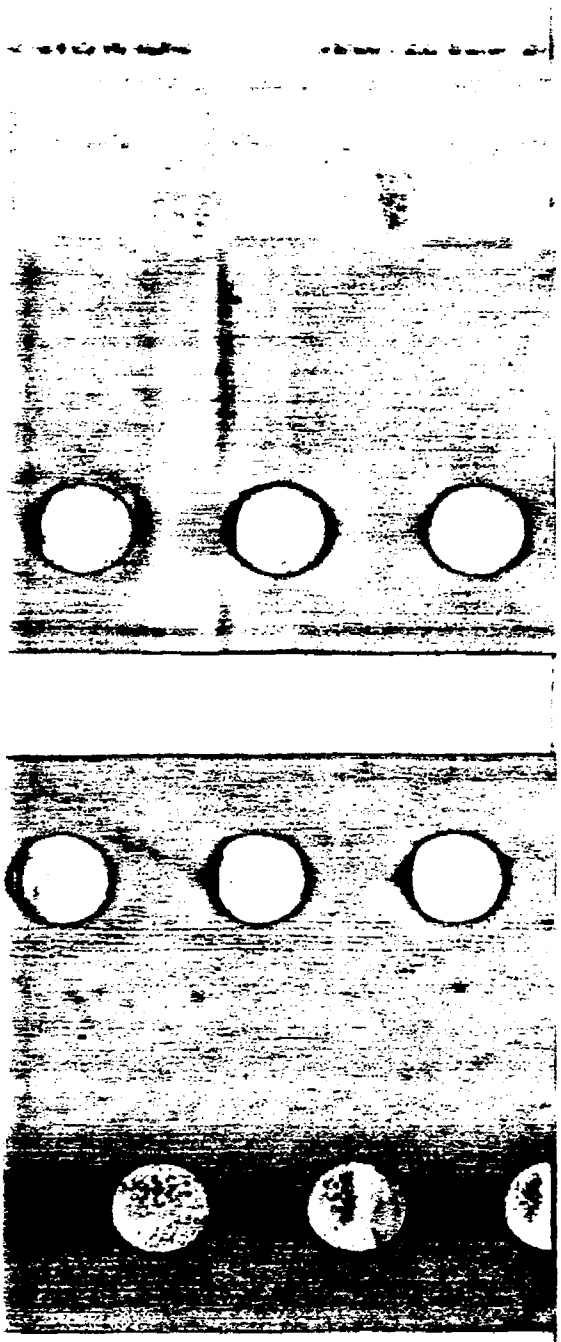
TO

KENNETH M. SWITZER and wife,

MARILYN W. SWITZER

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

9230 09/29 0101 03CHECK 398.05



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
118500.00
CON TX 391.05
PRFEE 1.00
WDEED 6.00
TOTAL 398.05
CHECK 398.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/89 01 08:58 0001 9230

69957

IDENTIFICATION REFERENCE

SEP 29 8 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253165