Map 118-11 Parcel 60

Mail

Name and Address of
New Owners:

Jack Steakley
P.C. Box 90126
Nashville, Tn 37209

Send Tax Notices To:
Jack Steakley
Same

This Instrument Prepared By:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

BOOK 7982 PAGE 98

3573 11/13 0101 03CHECK 238.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, FLORENCE E. GRIGGS, a widow, has bargained and sold and does hereby transfer and convey unto JACK J. STEAKLEY, JR., a married person, his heirs and assigns, forever, that certain parcel of real estate situated Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 of Block D, on the map of BERRY HILL GARDENS, as of record in Book 1130, page 36, of the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 5 fronts 73.0 feet on the east margin of Brandsford Avenue and extends back between parallel lines 131.8 feet to a dead line, measuring 73.0 feet thereon.
>
> Being the same property conveyed to James E. Griggs, Sr., and wife, Florence E. Griggs, by deed of record in Book 2996, page 179, of the Register's Office of Davidson County, Tennessee. The said James E. Griggs, Sr., having died intestate, and his spouse Florence E. Griggs, having received the property as surviving tenant by the entirety.
>
> This conveyance is subject to the minimum building setback lines, public utility and drainage easements and all other matters as shown on map of record in Book 1130, page 36, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantor covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that is is unencumbered except as hereinabove set forth, and except by lien of the 1989 property taxes, which taxes shall be prorated between the parties.

81333

IDENTIF. TREFERENCE

Nov 13 9 54 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

The grantor further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 10th day of November, 1989.

Florence E. Griggs
FLORENCE E. GRIGGS

By: James E. Griggs
JAMES E. GRIGGS, Attorney-in-Fact for Florence E. Griggs

STATE OF TENNESSEE)
:ss
COUNTY OF Rutherford)

Personally appeared before me, JAMES E. GRIGGS, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument of behalf of the maker, Florence E. Griggs, by virtue of an instrument of record in Book 7969, page 988, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, at office, this 10th day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 7/29/91

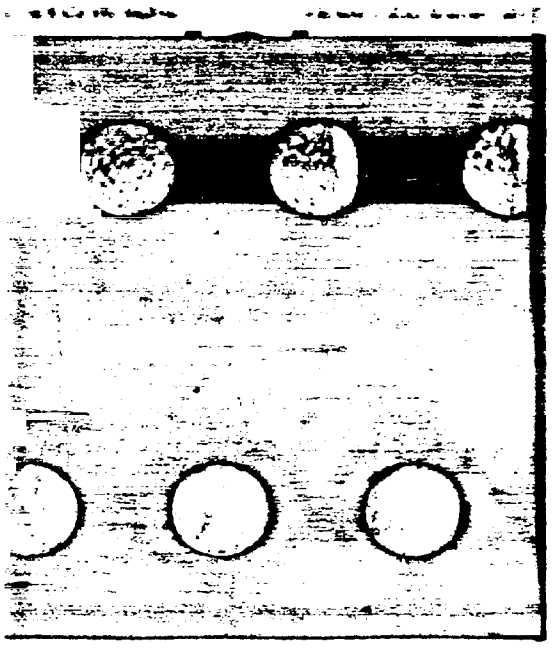
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

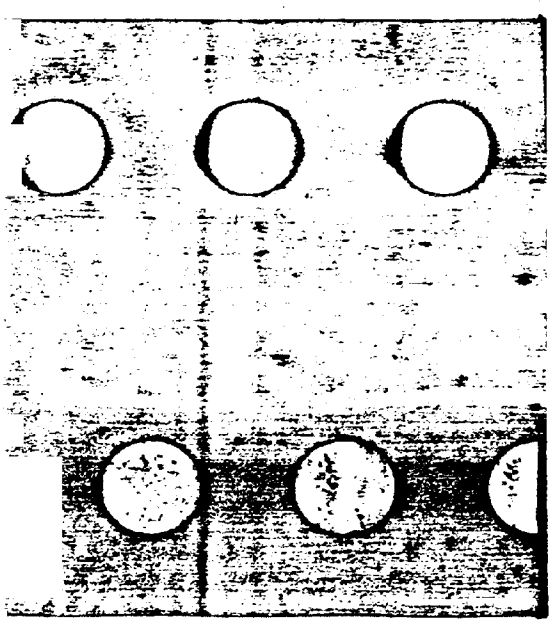
Jack Stubblefield Jr.
AFFIANT

Sworn to and subscribed before me this 10th day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 7/29/91





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7982 PAGE 100

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

11/13/89 01 09:54 0001 3573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81333

IDENTIF. REFERENCE

Nov 13 9 54 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 266416