BOOK 9202 PAGE 342

WARRANTY DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers
:2710 Westwood Ave. :Nashville, :Tennessee	Same	Map: 25 Parcel pt of 3

THIS INDENTURE, made this 29 day of December, 1993 between **Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant,** of the County of Lee, State of Florida, and **Ruby May Grant** of the County of Davidson, State of Tennessee, an unremarried widow, of the one part, and **Sylvia M. Grant,** of the other part.

WITNESSETH, that Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration to them in hand paid by Sylvia M. Grant, the receipt of which is acknowledged, hereby sells and conveys unto the said Sylvia M. Grant and her heirs and assigns forever the certain tract of lands situated and being in Davidson County, Tennessee, subject to the reservations hereafter stated:

Land in the 10th Civil District of Davidson County, Tennessee, located northerly from the City of Goodlettsville, being tract No. 2 of the James T. Adamson, Jr., farm, as surveyed by L. B. Petty, Surveyor, February 6, 1960, and described as follows, to wit:

> From a point, being the southerly point on the north margin of Hitt Road of tract conveyed to William H. Gore, Jr., and wife, by deed from James T. Adamson, Jr., and wife, Annette B. Adamson, as of record in Book 3066, page 290, Register's Office for said County; running thence, with the said margin of Hitt Road, South 51° West 8.4 poles to a point in said margin; thence South 60° 45' West 45.96 poles to the point of beginning, being a corner of the tract conveyed to Tommie B. Jackson and wife, by deed from James T. Adamson and wife, of record in Book 3030, page 433, said Register's Office; thence North 19.7 poles to a point in the North line of the Grant tract; thence North 77° 30' East 24.22 poles to a point; thence South 34° 42' East 10.0 poles to a point on the northerly margin of Hitt Road; thence South 60° 45' West with the northerly margin of Hitt Road 33.0 poles to a gate and the point of beginning, containing 2 acres, more or less.

SUBJECT TO:

> Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant reserve to themselves, as Joint Tenants with full rights of survivorship, the exclusive possession, use, and enjoyment of the above granted parcel of land, including the rents, issues and profits, for and during the natural lifetime of said Archie T. Grant, Jr., his wife, Ruby Jean Grant, and Ruby May Grant.

Being part of the same property conveyed to James T. Adamson, Jr., and wife, Annette B. Adamson, by deed from Thomas J. Hudson and wife, Polly Hudson, of record in Book 2692, page 138, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to Archie T. Grant Sr. and Archie T. Grant, Jr. by deed from James T. Adamson, Jr. and wife, Annette B. Adamson, of record in Book 3070 at page 549, Register's Office for said County. Archie T. Grant Sr. died testate on May 2, 1992 leaving a Last Will and Testament of record in Will Book 179 at page 656, Register's office of Davidson County, Tennessee (the "Will"). The Will devised Archie T. Grant's undivided fifty percent (50%) interest in an to the above granted parcel to his wife, Ruby May Grant.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in any wise appertaining to the said Sylvia M. Grant and her heirs and assigns forever; and the said Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for their heirs and representatives do covenant and agree with the said Sylvia M. Grant, and her heirs and assigns, that they are lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrances; that they have good right to sell and convey the same to Sylvia M. Grant as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

In witness whereof, the said parties have set their hands and affixed their seals the day and year above written.

Signed in the presence of:

As to Archie T. Grant:

Jean A. Billings
Print Name: Jean A. Billings
Witness

Archie T. Grant, Jr.
ARCHIE T. GRANT, JR.
Address: 1302 Melaleuca Ln.
Ft. Myers, Fla. 33901

Timothy N. Bailey
Print Name: Timothy N. Bailey
Witness

As to Ruby Jean Grant:

Jean A. Billings
Print Name: Jean A Billings
Witness

Ruby Jean Grant
RUBY JEAN GRANT
Address: 1302 Melaleuca Ln.
Ft. Myers, Fla. 33901

Timothy N Bailey
Print Name: Timothy N Bailey
Witness

As to Ruby May Grant:

JOHN E BEELAR
Print Name: JOHN E BEELAR
Witness

Sharon Scott
Print Name: Sharon Scott
Witness

Ruby May Grant
RUBY MAY GRANT
Address: 2710 West End Ave
Nashville, Tenn. 37212

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by Archie T. Grant, Jr. joined by his wife, Ruby Jean Grant, who signed this instrument willingly, on December 20, 1993, and who are personally known to me ~~or have produced~~ _____ as identification.

My Commission Expires: Notary Public State of Florida at Large My Commission Expires Oct. 22, 1996

Kristin G. Cannestra
Notary Public, State of Florida
Print name: Kristin G. Cannestra

Commission No.: CC146464

(SEAL)

STATE OF FLORIDA KRISTIN G. CANNESTRA NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by Ruby May Grant, an unremarried widow, who signed this instrument willingly, on December 29, 1993, and who is personally known to me ~~or has produced~~ x x x ~~as~~ identification.

My Commission Expires:

JANIE WOODRUFF
Notary Public, State of Tennessee
Qualified in Davidson County
Commission Expires May 24, 1997

Janie Woodruff
Notary Public, State of ~~Florida~~ Tennessee
Print name: Janie Woodruff

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Sylvia M. Grant
Sylvia M. Grant, Affiant

Subscribed and sworn to before me this 29 day of December, 1993.

Janie Woodruff
Notary Public

JANIE WOODRUFF
Notary Public, State of Tennessee
Qualified in Davidson County
My commission expires: Commission Expires May 24, 1997

This instrument was prepared by:
James E. Moore III
Suite 2
1625 West Marion Avenue
Punta Gorda, Florida 33950

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00
Ruby T. Grant
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1993.
B. Chandler
Deputy Register

01754
IDENTIF. & REFERENCE

93 DEC 29 PM 12:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9492 12/29 0101 03CHECK 57.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9202 PAGE 345

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
				CAMT 12000.00
				CON TX 44.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 57.40
				CHECK 57.40
12/29/93	01			12:45 0001 9492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01754
IDENTIF. # REFERENCE

93 DEC 29 PM 12:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.739430