File Box 36

36

WARRANTY DEED BOOK 9380 PAGE 140

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
132-10-065.00	Frank T. Grant Tracy S. Grant	SAME
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	4428 Curtiswood Circle Nashville, TN 37204	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

94 JUN 16 AM 10:44
FELIX E. DELAPORTE III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 61679

Gary R. Nelson and wife, Marilyn F. Nelson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank T. Grant and wife, Tracy S. Grant

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Curtiswood Estates, II, as of record in Book 5200, Page 371, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Gary R. Nelson and wife, Marilyn F. Nelson by deed from Thomas L. Ritter of record in Book 5850, Page 952, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 5850, Page 952, all matters as shown on the recorded plat referred to above and all zoing regulations, setback lines, if any, easments and rights of way for public utilities applicable to the lot in question. Subject to Clearance Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 2499, Page 306, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1994 taxes, which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of June, 1994.

Gary R. Nelson

Marilyn F. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9380 PAGE 141

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Gary R. Nelson and wife, Marilyn F. Nelson

the bargainor(s), with whom I am personally acquainted, (or proved to me on 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, the 15th day of June, 19 94.

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
~~January 24, 1998~~
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS ~~GREATER~~ FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1994 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

WARRANTY DEED

FROM
Gary R. Nelson & wife,

Marilyn F. Nelson

TO
Frank T. Grant & wife,

Tracy S. Grant

This Instrument Prepared by:
Ortale, Kelley, Herbert & Crawford
Douglas A. Brace, Attorney
200 Fourth Avenue North
Nashville, TN 37219

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

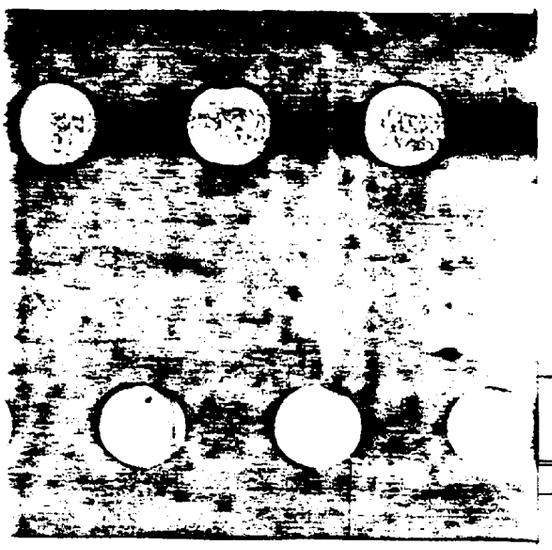
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

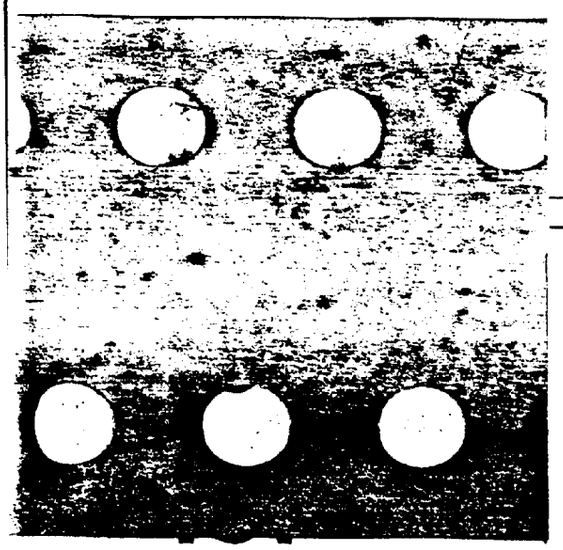
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

96 111776 01 OCHECK 1452.00





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

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 142

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
390000.00
CON TX 1443.00
PRFEE 1.00
WDEED 8.00
TOTAL 1452.00
CHECK 1452.00

06/16/94 01 10:45 0001 6776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61679
IDENTIF. ◆ REFERENCE

94 JUN 16 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803516