WARRANTY DEED

BOOK 9403 PAGE 92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris N. Rose	same	119-13
(NAME)	(NAME)	
306 Timmons Street		304
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		6DA 31897
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anna Barton J. Grizzard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris N. Rose

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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 37 on the plat of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot No. 37 fronts 50 feet on the northerly side of East Timmons Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Grizzard, Jr. and wife, Anna Barton J. Grizzard by deed from Zelma Spangler, a widow of record in Book 3225, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

69485
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 8:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5213 07/11 0101 03CHECK 208.80

unimproved ( )
This is improved (X) property, known as 306 Timmons Street, 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 my hand this 6th day of July 19 94

Anna Barton J. Grizzard
Anna Barton J. Grizzard

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Barton J. Grizzard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of July, 19 94.

Commission expires July 27, 1996

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

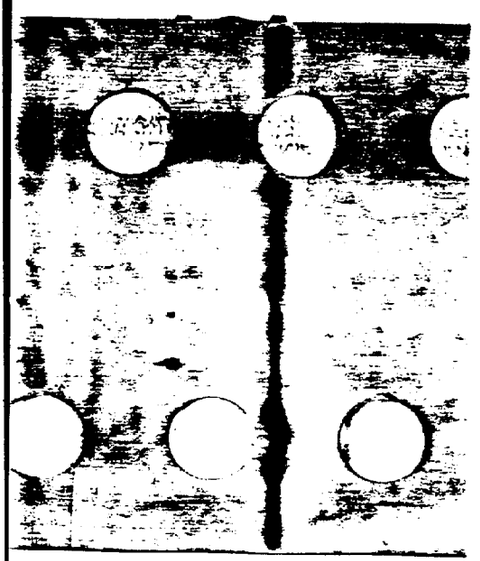
STATE OF TENNESSEE
COUNTY OF

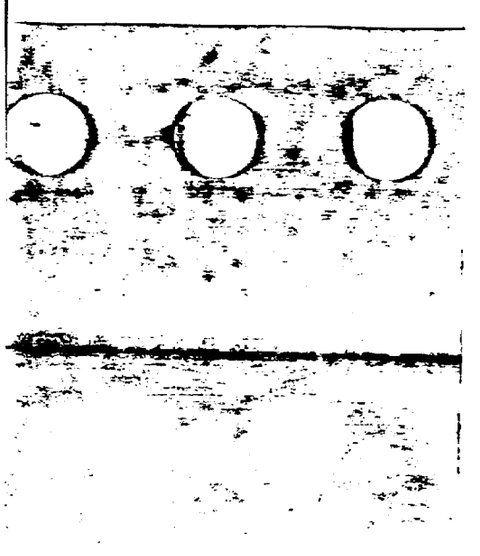
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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





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 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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/94 01 08:15 0001 5213

69485
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811845