Davidson County DEEDWARR
Recvd: 06/09/04 15:38 2pgs
Fees:13.00 Taxes:629.00

20040609-0068493

WARRANTY DEED

B-CBB-04-2960

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Grissom	Jeffrey Grissom (NAME)	
2960 Primrose Circle	2960 Primrose Circle (ADDRESS)	117-03-59
Nashville, Tennessee 37212-6016 (CITY) (STATE) (ZIP)	Nashville, TN 37212-6016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMMA B. WILLIAMS, AND HUSBAND JOSEPH WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY GRISSOM AND NATALIE GRISSOM ,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 and a small triangular lot lying immediately north of and adjoining said Lot No. 1, Block "D" as shown on the plan of Belmont Terrace Annex No. 4, as of record in Book 974, Page 97, Register's Office for said County, and described as follows:

Beginning at a point on the westserly margin of Primrose Circle at the common corner of Lots 1 and 2; thence with the line between said Lots westwardly 160 feet to a point; thence northwardly passing the corner of Lot 1 and continuing northwardly, in all 239.3 feet to a concrete monument set in the westerly margin of Primrose Circle or Avenue, at the intersection of same with the westerly margin of Hazelwood Avenue; thence, along a slight curve southeastwardly 182 feet, more or less, to a point, and continuing with the margin of Primrose Avenue, southeasterly and southwardly along another curve, 65.3 feet to a point in the westerly margin of Primrose Circle; thence with the margin of same, southwardly 78 feet to the beginning.

Being the same property conveyed to Emma B. Williams and husband, Joseph Williams by Quitclaim Deed from Associates Financial Services Company of Tennessee, dated November 1, 2001 and filed for record on November 7, 2001 in Instrument Number 20011107012207 9, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Associates Financial Services Company of Tennessee, Inc., from Robert F. Doyle, Substitute Trustee, by Deed dated March 5, 1991 and filed for record on March 5, 1991 in Book 8303, Page 948, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2960 Primrose Circle, Nashville, Tennessee 37212-6016
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of June, 2004.

Emma B. Williams

Joseph Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma B. Williams and Joseph Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903