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WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00) -- DOLLARS

---------- TEN & No/100 --

cash in hand paid by Paul W. Newman and wife, Ruby C. Newman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Paul W. Newman and wife, Ruby C. Newman of two loans due Barry-Cockrill Co., as follows: The first loan, the unpaid balance on which is now $5402.89 is evidenced by a deed of trust executed by Altman L. Graves and wife, Dora Etta Graves, to Marvin K. Barry, Trustee, of record in Book 1820, page 533, Register's Office for Davidson County, Tennessee, and the second loan, the unpaid balance on which is now $1077.77 is evidenced by a deed of trust executed by Altman L. Graves and wife, Dora Etta Graves, to Marvin K. Barry, Trustee, of record in Book 1820, page 525, Register's Office for Davidson County, Tennessee



we, Altman L. Graves and wife, Dora Etta Graves

have bargained and sold, and by these presents do transfer and convey unto the said Paul W. Newman and wife, Ruby C. Newman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 25 of Section "B" on the Map of Happy Valley Subdivision, not of record, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows: Beginning at a point in the north margin of Bobby Avenue at the corner of Lots Nos. 24 and 25; thence with the line between said lots, northerly 140 feet to a point; thence easterly 75 feet to the corner of Lots Nos. 25 and 26; thence with the line between said lots, southerly 140 feet to the north margin of Bobby Avenue; thence with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Altman L. Graves and wife, Dora Etta Graves by deed from R. C. Adams and wife Hazel Cash Adams as of record in Book 1808, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul W. Newman and wife, Ruby C. Newman, their heirs and assigns, forever.

And we do covenant with the said Paul W. Newman and wife, Ruby C. Newman 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, except taxes for 1953 which are assumed by the grantees herein.

And we, Altman L. Graves and wife, Dora Etta Graves do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul W. Newman and wife, Ruby C. Newman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of September 1953.

Altman L. Graves
Altman L. Graves

Dora Etta Graves
Dora Etta Graves

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. A. Lillard, a Notary Public in and for said County and State, the within named Altman L. Graves and wife, Dora Etta Graves

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 23rd day of September 1953

Commission expires July 7, 1954

E. A. Lillard
Notary Public

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