Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4228 PAGE 314

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERENA M. CHRISTIAN (NAME)	Same as buyer (NAME)	Map 131-8
1125 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by Gerena M. Christian and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Gerena M. Christian to assume and agree to pay the unpaid balance of a loan in the original principal amount of $15,100.00 of record in Book 37,35 page 27, Register's Office for Davidson County, Tennessee,

Kenneth Graves and wife, Martha R. Graves have this day bargained and sold, and do hereby transfer and convey unto the said Gerena M. Christian, her ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Duncanwood, as of record in book 1424, page 139, Register's Office for said County.

Said lot No. 51 fronts 108 feet on the south side of Duncanwood Drive and runs back between lines 191.6 feet on the west line and 193.6 feet on the east line to a dead line in the rear on which it measures 108 feet.

Being the same real property conveyed to Kenneth Graves and wife, Martha R. Graves, by deed from Cecil E. Miller and wife, of record in book 3706, page 23, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to restrictions of record in book 1786, page 178, Register's Office for Davidson County, Tennessee, and Ten-foot easement for public utilities, 50-foot building setback line from Duncanwood Drive and conditions of owners certificate, as shown on plan of record in book 1424, page 139, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,092.26

Subscribed and sworn to before me, this the 15 day of March 19 68

Affiant: Martha R. Graves

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 1125 (House Number) Duncanwood Drive (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Gerena M. Christian, her ~~successors~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and a deed of trust of record in book 3735, page 27, Register's Office for Davidson Co., Tenn. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Gerena M. Christian, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of March 1968 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KENNETH GRAVES

MARTHA R. GRAVES

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Capitol Notary *a Notary Public in and for said County and State,* Martha R. Graves

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 15 *day of* April, 19 68

Elizabeth Pittard *Notary Public*

Commission expires 5-3-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ~~Russell N. Shedden Jr~~ *a Notary Public of the State and County aforesaid, personally appeared* ~~Kenneth Graves~~ *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *ne as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ..... *19*.....

..... *Notary Public*

Commission expires .....

STATE OF ~~FLORIDA~~ Tennessee, County of Davidson
~~COUNTY OF CHARLOTTE~~ } At Large

Personally appeared before me Russell N. Shedden Jr a Notary Public in and for said County and State, Kenneth Graves

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, ~~Florida,~~ Tenn. this 15th day of April, 1968

Russell N. Shedden Notary Public

Commission expires 8/3/68

STATE TAX $ 40.85
PROBATE .50
TOTAL $ 41.35

APR 18 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
KENNETH GRAVES et ux
TO
GERENA M. CHRISTIAN

13126

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 18 11 43 AM 68

NOTED BOOK 1118 PAGE 599
RECORDING FEE $ 3.00
DEP. REG. .50

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