WARRANTY DEED

BOOK 4245 PAGE 873

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby O. Graham ET UX (NAME:)	Fidelity Federal S. & L. Assn. (NAME:)	Map 25-12
110 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union St., (STREET ADDRESS)	Par. 86
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Two Thousand Seven Hundred Fifty and no/100 ----------($2,750.00)---*DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged,

HARDCASTLE DEVELOPERS, INC.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Bobby O. Graham and wife, Mary T. Graham

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. 26, according to a Plot of Ranchwood Estates, Section II, as of record in Plot Nook 3600 page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 155 feet at the southerly side of Conner Drive and runs back between lines, 395.3 feet on the easterly line and 311.6 feet on the westerly line to a dead line, is the rear, upon which it measures 126.6 feet therein.

Being a portion of the said property conveyed to Hardcastle Developers, Inc. by deeds of record in Book 2906, page 281 and Book 2902, page 41, R.O.D.C.,T.

This property is conveyed subject to all building restrictions, all easements apparent and of record.

The actual consideration for this transfer or value of property (whichever is greater) is $2,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Bobby O. Graham

Sworn to and subscribed before me
this 21st day of June, 1968.

Mrs. Joe L. Jenkins

My commission expires: May 17, 1970

unimproved X)
This is improved ( ) property, known as Lot 26 Connor Dr., Ranchwood S/D, Sec. 2, Goodlettsville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

~~Lot~~
Lot 37072

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby O. Graham and wife, Mary T. Graham *Their heirs and assigns, forever.*

And we *do covenant with the said* Bobby O. Graham and wife, Mary T. Graham *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Hardcastle Developers Incorporated *do further covenant and bind* itself, it *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bobby O. Graham and wife, Mary T. Graham, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 19th *day of* June, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HARDCASTLE DEVELOPERS, INC.
BY: Sidney L. King
SIDNEY L. KING, PRESIDENT

ATTEST: Mrs. Rayford E. Busby
BY: Mrs. Rayford E. Busby
Secretary-Treasurer

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, June 19, 1968, a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at Nashville Tennessee, this 19th day of June, 19 68.

Thomas H. Ellis, Notary Public.

Commission Expires 7-20-71

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sidney L. King and Mrs. Rayford E. Busby, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be President & Secretary-Trea. of the Hardcastle Developers, Inc., the within named bargainor, a corporation, and that he as such President & Secretary-Trea., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as President, and attesting the said by Mrs. Rayford E. Busby as such Secretary herein

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 19th day of June, 19 68.

Thomas H. Ellis, Notary Public

Commission Expires 7-20-71

CONT'D NEXT PAGE

CONT'D NEXT PAGE

NC-L-1271

WARRANTY DEED

FROM

Hardcastle Developers Inc.

TO

Bobby O. Graham ET UX

JUN 25 68 CONV *2,750.00
JUN 25 68 S'TAX A* 7.02
JUN 25 68 PTEE A* .50
JUN 25 68 WDEED A* 6.00 * 13.52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
JUN 25 2 25 PM '68

IDENTIF. REFERENCE

40838

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION NASHVILLE

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE