This Instrument Was Prepared By
' 'NNEY, LACKEY. CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4327 PAGE 544

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. James P. (NAME) Gracy	Fidelity Federal Savings & (NAME) Loan Assn.	Map. 136-3
101 CASTAWAY COURT (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 23
NASHVILLE TENN. (CITY) (STATE) 37214 (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FW

FOR AND IN CONSIDERATION of the sum of ($10.00) -

TEN & NO/100 - Dollars,

Cash in hand paid by James P. Gracy and wife, Catherine S. Gracy, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by said grantees to pay the balance owing to Fidelity Federal Savings & Loan Association on a note secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4293, page 283, R.O.D.C., Tennessee.,

Philhall Corporation,

a Tennessee corporation, has bargained and sold, and does hereby transfer and convey unto the said

JAMES P. GRACY AND WIFE, CATHERINE S. GRACY,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:.

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Priest Lake Park, Sec 2 as of record in Book 4175, page 56, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4293, page 280, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 17; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 56, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,950.00

Subscribed and sworn to before me, this the 21st day of April 19 69.

James P. Gracy
Affiant

My commission expires: (Affix Seal)

Dorothy D. Foster
Notary Public

unimproved ( )
This is improved (X) property, known as 101 (House Number) Castaway Court (Street), Nashville, Tenn. 37214 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES P. GRACY AND WIFE, CATHERINE S. GRACY,

their (successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

James P. Gracy and wife, Catherine S. Gracy,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st. day of April, 1969, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILHALL CORPORATION

By: Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dorothy D Tate, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Philhall Corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office, in Nashville, Tennessee this 21st day of April, 19 69.

Dorothy D Tate
Notary Public

Commission expires My Commission Expires FEB 20, 1972

D18,593-7

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

JAMES P. GRACY AND WIFE

CATHERINE S. GRACY

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

A 38086

IDENTIF. REFERENCE

APR 22 2 48 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

APR22'69	CONV	37,950.00			
APR22'69	S'TAX		A*	98.54	
APR22'69	PR'FEE		A*	.50	
APR22'69	W'DEED		A*	3.00	* 102.04