BOOK 4399 PAGE 451

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James S. Graham (NAME) | Nashville Mortgage & Realty Co. (NAME) | Map 106-16 |
| 425 Foothill Drive (STREET ADDRESS OR ROUTE NUMBER) | 304 Second Avenue, North (STREET ADDRESS) | Par. 24 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37201 (CITY) (ZONE) (STATE) | |

M.D.

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by James S. Graham and wife, Carolyn P. Graham, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $22,200.00, secured by a deed of trust to Jack W. Lee, Trustee, dated November 5, 1968, filed November 7, 1968, and recorded in book 4284, page 834, Register's Office for Davidson County, Tennessee.

We, Charles R. Kent and wife, Stella S. Kent,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

James S. Graham and wife, Carolyn P. Graham,

their *(successors), heirs and assigns,*

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

Being Lot No. 39 on the Plan of Hill-N-Dale Acres, as of record in book 2900, pages 33 and 34, Register's Office for said County.

Said lot No. 39 fronts 193 feet on the westerly side of Foothill Drive and extends back 197 feet on the northerly line and 196.3 feet on the southerly line, to a dead line, measuring 165 feet thereon.

Being the same property conveyed to Charles R. Kent and wife, Stella S. Kent, by deed from Helen M. Roberts, of record in book 4284, page 832, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,700.00

Subscribed and sworn to before me, this the 30th day of February 1970

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) 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 S. Graham and wife, Carolyn P. Graham,

their *(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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James S. Graham and wife, Carolyn P. Graham,

their

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

*Witness* our *hand* s *this* 30th *day of* February, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles R Kent
Charles R. Kent

X Stella S Kent
Stella S. Kent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Charles R. Kent and wife, Stella S. Kent, *the within named 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* 20th *day of* February, *19* 70

Beverly Jo Womble *Notary Public*

*Commission expires* 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... .....*of the* ..... *the within named bargainor, a corporation, and that* .....*he 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* .....

FEB 24 70 CONV 26,700.00
FEB 24 70 S'TAX B* 69.42
FEB 24 70 PR'FEE B* .50
FEB 24 70 W'DEED B* 3.00 * 72.92

**WARRANTY DEED**

FROM

Charles R. Kent, et ux

TO

James S. Graham, et ux

A 69334

IDENTIF. REFERENCE T

FEB 24 10 55 AM '70

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

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.