BOOK 4426 PAGE 7

WARRANTY DEED

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS.
William F. Crawford	Dobson & Johnson, Inc.	
(NAME)	(NAME)	
1517 Ferguson Avenue	1109 J. C. Bradford Bldg.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 117-8
Nashville, Tennessee 37212	Nashville, Tennessee 37219	Par. 143
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FOURTEEN THOUSAND FOUR HUNDRED FIFTY AND NO/100 M.O. ($14,450.00) *Dollars,*

Cash in hand paid by William F. Crawford and wife, Ernestjean Crawford, the receipt of which is hereby acknowledged,

I, Mabel Stephens Graham

have this day bargained and sold, and do hereby transfer and convey unto the said William F. Crawford and wife, Ernestjean Crawford *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 172 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Ferguson Avenue, and said point being the common corner of Lot No. 172 and Lot No. 171 on said plan; thence with the common line between said Lots Nos. 171 and 172 southerly 140 feet to an alley; thence with the northerly margin of said alley easterly 60 feet to the common corner of Lot No. 172 and Lot No. 173 on said plan; thence northerly with the boundary between said Lots Nos. 172 and 173 in a northerly direction 140 feet to the southerly margin of Ferguson Avenue; thence with the margin of said Ferguson Avenue westerly 60 feet, more or less, to the point of beginning.

Being the same property conveyed to Mabel Stephens Graham by deed from Grace Arnold Stephens, of record in book 2538, page 67, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,450.00

Subscribed and sworn to before me, this the 19th day of June 1970

Affiant William F. Crawford

My commission expires: 11/30/70 (Affix Seal)

Notary Public

NOTARY PUBLIC R. WILLIAMS DAVIDSON COUNTY, TENN. EXPIRES NOV. 30, 1970

This is unimproved ( ) improved (X) property, known as 1517 Ferguson Avenue, Nashville, Tennessee (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 William F. Crawford and wife, Ernestjean Crawford, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William F. Crawford and wife, Ernestjean Crawford *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* June, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mabel Stephens Graham

Mabel Stephens Graham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams *a Notary Public in and for said County and State,* Mabel Stephens Graham

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 19th *day of* June, *19* 70

Thelma R. Williams *Notary Public*

Commission expires 11/30/70

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.....

JUN 22 70	CONV	14,450.00				
JUN 22 70	S'TAX		A*	37.44		
JUN 22 70	PR'FEE		A*	.50		
JUN 22 70	W'DEED		A*	3.00	*	40.94

WARRANTY DEED

FROM
Mabel Stephens Graham
TO
William F. Crawford, etux

A 8 1 3 3 0

IDENTIF. REFERENCE

JUN 22 12 03 PM '70

FELIX Z. WILSON II 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

Dobson & Johnson, Inc.