WARRANTY DEED

BOOK 4430 PAGE 36

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: HOME FEDERAL Sol	MAP-PARCEL NUMBERS
Dr. Stanley E. Graber et ux	Dr. ~~Stanley E. Graber et ux~~	Map 115-15
(NAME)	(NAME)	Pat. 55
357 Jocelyn Hollow Cir.	L & C Tower	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.D.

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- ---------- *DOLLARS* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Sam Kosten and wife, Pearl T. Kosten,

have bargained and sold, and by these presents do transfer and convey unto the said Dr. Stanley E. Graber and wife, Sara K. Graber, 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. 211 on the Plan of West Meade Farms, Inc., Section "J" as of record in book 1835, page 125, Register's Office for said County.

Said lot No. 211 fronts 157.1 feet on the northwesterly side of Jocelyn Hollow Circle and extends back 248 feet on the northeasterly line and 357.1 feet on the southwesterly line to a dead line measuring 167.8 feet thereon.

Being the same property conveyed to Sam Kosten and wife, Pearl T. Kosten, by deed from Clarence C. Moore, Jr., and wife, of record in book 2736, page 477, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in book 2083, page 103, Register's Office for Davidson County, Tennessee; owner's certificate, a 10-foot easement for public utility purposes along rear and northeasterly lines of premises, 90-foot building setback line from Jocelyn Hollow Circle, as shown on plan of record in book 1835, page 125, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of February, 1974

Notary Public

My commission expires: 1-23-73 (Affix Seal)

PUBLIC
DAVIDSON COUNTY, TENN.

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T
IDENTIF. REFERENCE

JUL 8 3 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-8	CONV	42,000.00			
JUL-8	STAX		A*	109.20	
JUL-8	PBFEE		A*	.50	
JUL-8	WDEED		A*	4.50	* 114.20

This is unimproved ( ) improved (X) property, known as 1 Jocelyn Hollow Circle, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dr. Stanley E. Graber and wife, Sara K. Graber, their *heirs and assigns, forever.*

And we *do covenant with the said* Dr. Stanley E. Graber and wife, Sara K. Graber, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except by restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1970, which have been prorated and assumed by the Grantee.

And we, Sam Kosten and wife, Pearl T. Kosten, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dr. Stanley E. Graber and wife, Sara K. Graber, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *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.*

Sam Kosten

Pearl T. Kosten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Yeargs, a Notary Public in and for said County and State, the within named Sam Kosten and wife, Pearl T. Kosten,

the 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 1st day of June, 1970.

Annie Yeargs, Notary Public.

Commission Expires 5-23-73

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, ..., 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.....