TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mary B. Graves (NAME) | First Federal Sav. & Loan (NAME) | 73-13 |
| 1718 Welcome Lane (STREET ADDRESS OR ROUTE NUMBER) | 4th and Union (STREET ADDRESS) | 12187 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | BOOK 4457 PAGE 931 |

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by Mary B..Graves hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James N. Graves Jr. hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 123 on the Plan of Henderson Gardens, Section II, of record in Book 2900, page 101, Register's office for said county.

Said Lot No. 123 fronts 77.89 ft. on the southerly side of Welcome Lane and runs back 220.5 ft. on the westerly line and 181.3 ft. on the easterly line to a dead line in the rear, measuring 110 ft. thereon.

Being the same property conveyed to James N. Graves and Mary B. Graves, by deed from Riverwood Homes, Inc., a Tennessee corporation, of record in Book 3131, page 625, said Register's office.

This conveyance is made pursuant to T.C.A. 64-110, as amended. James N. Graves in this conveyance waives all curtesy rights that he might have in this property.

The parties to this instrument have heretofore owned the above described land as tenants by the entirety and it is the intent and desire of the grantor herein to vest fee simple title in the grantee herein by this conveyance pursuant to Section 64-110 of Tennessee Code Annotated. This is to create a sole and separate estate.

This is unimproved ( ) improved (X) property, known as 1718 Welcome Lane, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

GRANTOR MAKES OATH THERE IS NO ACTUAL CONSIDERATION IN THIS TRANSFER.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of November, 19 70. James N. Graves Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Graves Jr. the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 19 70

Commission expires ____ Notary Public ____

TENNESSEE TITLE COMPANY

# Warranty Deed

FROM
James N. Graves
TO
Mary B. Graves
REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

This instrument prepared by:
Frank P. Reynolds, Atty.
American Trust Bldg.
Nashville, Tennessee

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
**TENNESSEE TITLE COMPANY**
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

Please mail to: Mrs. Mary B. Graves, 1718 Welcome Lane, Nashville, Tennessee 37216

BOOK 4457 PAGE 932

A 9 5 7 3 0

↑
IDENTIF REFERENCE

Nov 9 2 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-9 MISC

A* 3.00 * 3.00