BOOK 4469 PAGE 1 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,080.00

James E. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOV 10 1970.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 4, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Buford (NAME)	Guaranty Mortgage Company (NAME)	MAP 149-4
277 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	PAR 53
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M1-

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles L. Graves and wife, Betty L. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Buford and wife, Sally H. Buford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Edge-O-Lake Estates, Section Five, as of record in Book 3500, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 80 feet on the northwesterly side of Bell Road and extends back 150.0 feet on the southwesterly line and 165.19 feet on the northeasterly line to a dead line in the rear, measuring 81.43 feet thereon.

Being the same property conveyed to Charles L. Graves and wife, Betty L. Graves, by deed from Lawrence Vastano and wife, Sonja Vastano, of record in Book 4222, page 436, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note executed by a deed of trust executed by the above grantors to Herschel Greer, Trustee, of record in Book 3947, page 358, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 277 Bell Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 18th day of December, 1970

Charles L. Graves

Betty L. Graves

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Graves and wife, Betty L. Graves

the bargainor S 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 16 day of [illegible] 19[illegible]

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
CHARLES L. GRAVES AND WIFE,
BETTY L. GRAVES

TO
JAMES E. BUFORD AND WIFE,
SALLY H. BUFORD

R 00317

IDENTIF. REFERENCE

DEC 28 10 56 AM '70

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC28'70	CONV	27,080.00			
DEC28'70	S'TAX		A*	70.46	
DEC28'70	PR'FEE		A*	.50	
DEC28'70	W'DEED		A*	3.00	* 73.96