BOOK 1473 PAGE 590

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$27,000.00

Herman F. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 1970

Notary Public: Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman F. Gray Et ux (NAME)	Herman F. Gray Et ux (NAME)	11D 90674
1313 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	1313 Sioux Terrace (STREET ADDRESS)	55-9
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	6

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, Gaines Homebuilding Corporation by Wallace Driver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman F. Gray Et ux Mary M. Gray

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:

BEING Lot No. 88 of the Sequoia Valley Sub-division, Section II, of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 104 feet on the easterly margin of Sequoia Terrace and runs back 143.3 feet on the northerly line, 153.9 feet on the southerly line and 104.5 feet across the rear.

A Ten (10) foot drainage and public utility easement runs across the rear and along the northerly and southerly lines.

BEING the same property conveyed to the grantors by Deed from J. R. Coarsey, Trustee of record in Book 4319, Page 225, aforesaid Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 1313 Sioux Terrace, Madison, Tennessee 37115
(House Number) (Street) (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 seised 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 my hand this 28th day of December, 1970.

GAINES HOMEBUILDING CORP.

BY: Wallace Driver

STATE OF TENNESSEE
Davidson County

BOOK 1473 PAGE 591

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 _____, Tennessee, this ____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Edward Seddon R, a Notary Public within and for the State and County aforesaid, personally appeared Wallace Driver and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the Secretary-Treasurer and _____ respectively of the Gaines Homebuilding Corporation the within named bargainor, and corporation, and that (he) as such Secretary-Treasurer 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 Wallace Driver as such Secretary-Treasurer and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Davidson County on this the 28th day of December, 19 70.

My commission expires 11/26/73

Notary Public
EDWARD SEDDON

NOTARY PUBLIC

WARRANTY DEED

FROM GAINES HOMEBUILDING CORP.

TO HERMAN F. GRAY ET UX MARY M. GRAY

B 0 1 8 9 5

IDENTIF. REFERENCE

JAN 14 11 37 AM '71

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

JAN 14 71	CONV	27,000.00			
JAN 14 71	S'TAX		A*	70.20	
JAN 14 71	PR'FEE		A*	.50	
JAN 14 71	W'DEED		A*	3.00	* 73.70