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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Terry M. Higgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 1971

Thomas L. Lyle
Notary Public

MY COMMISSION EXPIRES: 4-22-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John B. Cobb (NAME) Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Mason Higgins (NAME)	Murphree Mortgage Company (NAME)	MAP 161-2
456 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	PAR 74
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Robert A. Graves And Wife, Marjorie E. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Mason Higgins

~~Grantee~~ his

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:

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee, to assume the unpaid balance of a certain note secured by a First Mortgage deed of trust payable to Murphree Mortgage Co. and of record in Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said grantee.

Being Lot No. 22 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for Said County.

Said Lot No. 22 fronts 75 feet on the northeasterly side of Westcrest Drive, and extends back 202.9 feet on the northwesterly line and 133.5 feet on the southeasterly line, to a dead line in the rear on which it measures 101.7 feet.

Being the same property conveyed to Robert A. Graves And Wife, Marjorie E. Graves by deed from Jones Lumber Company, Inc., as of record in Book 4051, page 380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions in Book 3882, page 846, and to the easements and limitations shown on the map of record in Book 3700, page 5, Register's Office for Said County.

This is unimproved ( ) improved (X) property, known as 456 Westcrest Drive, Nashville, Tennessee 37211
(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 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 3rd day of September, 19 71

X Robert A. Graves

X Marjorie E. Graves

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thomas L. Lyle, a Notary Public in and for said County and State, the within named Robert A. Graves And Wife, Marjorie E. Graves

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 3rd day of September 1971.

Commission expires April 22, 1975

Thomas L. Lyle
Notary Public
At Large State of Tennessee

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
Robert A. Graves, et ux

TO
Terry Mason Higgins

330855

IDENTIF. REFERENCE

Sep 17 11 28 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 17 71	CONV	18,500.00			
SEP 17 71	S'TAX		A*	48.10	
SEP 17 71	PR'FEE		A*	.50	
SEP 17 71	W'DEED		A*	4.00	* 52.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.