Prepared by: Woods, Woods & Sisk, 121 17th Avenue, South, Nashville, Tenn

BOOK 4790 PAGE 862

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald D. Porter, et ux (NAME)	New Owners (NAME)	Map 28-10
209 Colt Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 175
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Twenty-two Thousand One Hundred Nineteen & 04/100----------($22,119.04)---------- *Dollars,* of which $4,750.00 has been paid in cash by Ronald D. Porter and wife, Cathie Porter, and for the remainder the said Ronald D. Porter and wife, Cathie Porter have assumed and agreed to pay the unpaid principal balance of $17,369.04 secured by a Deed of Trust of record in Book 254, page 5811, Register's Office for Davidson County, Tennessee.

William Gerry Graham and wife, Sharon L. Graham

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald D. Porter and wife, Cathie Porter, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 170 on the Plat of Stacy Square, Section 4, of record in Plat Book 4460, page 12, Register's Office for said County.

Said Lot 170 fronts 60 feet on the northwesterly margin of Colt Drive and extends back 176.1 feet on the northeasterly line and 160.3 feet on the southwesterly line to a line on the rear on which it measures 75.96 feet.

Being the same property conveyed to William Gerry Graham and wife, Sharon L. Graham by deed from C & S Builders, Inc. as of record in Book 4593, page 382, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,119.04

Subscribed and sworn to before me, this the 22 day of February 1974

Affiant: X Ronald D. Porter

My commission expires: 8-2-76 (Affix Seal)

Notary Public: Frank J. Hostetler Jr.

FRANK J. HOSTETTLER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (XX) unimproved ( ) property, known as 209 Colt Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ronald D. Porter and wife, Cathie Porter, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald D. Porter and wife, Cathie Porter, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 22 day of February 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FRANK J. HOSTETTLER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

X William Gerry Graham

X Sharon L. Graham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dierks Hostetler & *a Notary Public in and for said County and State,* WILLIAM GERRY GRAHAM and wife, SHARON L. GRAHAM *the within named 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* 22 *day of* February, *19* 74.

Dierks Hostetler & *Notary Public*

Commission expires 8-2-76

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 .....

FEB25⁷⁴ CONV 22,119.04
FEB25⁷⁴ S'TAX A* 57.46
FEB25⁷⁴ PR'FEE A* .50
FEB25⁷⁴ W'DEED A* 4.00 * 61.96

WARRANTY DEED

FROM

WILLIAM G. GRAHAM, et ux

TO

RONALD D. PORTER, et ux

Return To Hostetler Kelly & Cook 4004 Hillsboro Rd Nashville Tenn

C 4 3 1 7 4

IDENTIF. REFERENCE

FEB 25 8 40 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE