THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

ATTORNEY-NASHVILLE, TN.

BOOK 4812 PAGE 444

WARRANTY DEED

REAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-0-45	Mr/Mrs Robert T.Graham	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S) 9D-915	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7936 Highway 70S	LOAN OR ACCOUNT NO. 29933 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CHARLES DOUGLAS BUMPUS and wife, EVA LINDA BUMPUS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT T. GRAHAM AND WIFE, MARGARET P. GRAHAM hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 9th, formerly 14th Civil District of said County, being known as Lot 8 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Land, described according to survey made by S. H. Hutchinson, dated July 31, 1956 and Robert Dishner, dated April 20, 1974,as follows:

BEGINNING at a point in the center of U. S. Highway 70, at the corner of Lots Nos. 7 and 8; thence with the line between said lots, north 45 degrees east 506 feet to the center line of Old Buffalo Road; thence with the center of the same, south 47 degrees 30 minutes east 150.8 feet to the corner of Lot 9; thence with the line between Lots 8 and 9, south 45 degrees west 525 feet to the center line of U. S. Highway 70; thence with the centerline of the same, north 39 degrees west 150 feet to the point of beginning, containing a gross area of 1.89 acres, more or less, and a net area of 1.75 acres, more or less.

Being the same property conveyed to Charles Douglas Bumpus and wife, Eva Linda Bumpus, by deed from Gene Daniel and wife, Patsy Daniel, as of record in Book 4349, page 422.

This conveyance is made subject to restrictions in deed of record in Book 2598, page 77; and title to that portion of the premises that may be embraced within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except for 1974 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of May, 1974.

Eva Linda Bumpus

Eva Linda Bumpus

Charles Douglas Bumpus

Charles Douglas Bumpus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Douglas Bumpus and wife, Eva Linda Bumpus 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, the 1st day of May, 19 74.

My commission expires: 7/27/77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires;

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

Robert T. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 74

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

ROBERT T. GRAHAM NOTARY PUBLIC DAVIDSON COUNTY

C 52929

WARRANTY DEED

FROM
CHARLES DOUGLAS BUMPUS AND
WIFE

TO
ROBERT T. GRAHAM AND WIFE

IDENTIF. REFERENCE

MAY 6 12 21 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor - 3rd Natl. Bk. Bldg.
Nashville, Tennessee
37219

MAY-6-74	CONV	37,900.00			
MAY-6-74	S'TAX		A*	98.54	
MAY-6-74	PR'FEE		A*	.50	
MAY-6-74	W'DEED		A*	4.00	* 103.04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.