BOOK 1839 PAGE 471

Prepared by: Almany Realtors
201 Gallatin Rd.
Madison, Tenn. 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elton T. Graves, et ux.	Fidelity Federal Savings & Loan Assoc.	MAP 52-12
(NAME) 1249 Shawnee Rd.	(NAME) 401 Union	Par. 108
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ---------- ($10.00) ----- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration

William R. Christian and wife Marcia A. Christian

have this day bargained and sold, and do hereby transfer and convey unto the said Elton T. Graves and wife Oleta L. Graves, their

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

Being Lot 73 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gene E. Tidwell and wife Bobbie J. Tidwell by deed of record from H. Jere Ford of record in Book 4509, page 354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Christian and wife Marcia A. Christian by deed of record from Gene E. Tidwell and wife Bobbie J. Tidwell in Book 459, Page 315, Register's Office for Davidson County, Tenn.

This conveyance is made subject to restrictions of record in Book 4047, Page 877; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me, this the 25 day of July 19 74

My commission expires: May 20, 1978 (Affix Seal)

X Elton T. Graves
Affiant

Marion M. Almany
Notary Public

This is unimproved ( ) improved (X) property, known as 1249 Shawnee Road, Madison, Tennessee 37115
(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 William R. Christian and wife Marcia A. Christian, their *(successors), heirs and assigns forever.* We *covenant that* *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* Elton T. Graves and wife Oleta L. Graves, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* July, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William R. Christian

X Marcia A. Christian

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany, a Notary Public in and for said County and State, William R. Christian and wife Marcia A. Christian

the within named 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 Madison, Tennessee, this 25th day of July, 19 74.

Commission expires May 20, 1978 Marvin M. Almany Notary Public

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.....

WARRANTY DEED

FROM
William R. Christian, et ux

TO
Elton T. Graves, et ux.

Return to:
Almany Realtors
201 Gallatin Rd.
Madison, Tennessee 37115

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IDENTIF. REFERENCE

JUL 31 10 39 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUL 31 74	CONV	45,500.00			
JUL 31 74	S'TAX		A*	118.30	
JUL 31 74	PR'FEE		A*	.50	
JUL 31 74	W'DEED		A*	4.00	* 122.80