BOOK 4865 PAGE 713

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Richard Hilton Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1974.

John U. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hilton Graham (NAME)	Same (NAME)	6DU 24445.
563 Elaine Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par

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, GERALDINE TALLEY CABAI and husband, GEORGE A. CABAI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD HILTON GRAHAM and wife, BARBARA K. GRAHAM

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:

LAND in Davidson County, Tennessee, being Lot No. 131 on the Map of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 131 fronts 87.5 feet on the southerly side of Elaine Drive and runs back 177.8 feet on the easterly line and 175.6 feet on the westerly line to a dead line in the rear, measuring 87.5 feet thereon.

BEING the same property vested in Geraldine Talley Cabai by devise under the will of Celene Talley Eastlack, deceased, of record in Will Book 108, page 85, County Court Clerk's Office, Probate Division, for said County, said decedent having acquired title thereto under the name Celene T. Eastlack by deed from Joe McCauley Myers and wife, Margaret E. Myers of record in Book 3504, page 153, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 563 Elaine Drive, Nashville, Tennessee
(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 gendors.

Witness our hand s this 1st day of November, 1974

George A. Cabai

Geraldine Talley Cabai

STATE OF TENNESSEE
Davidson County

BOOK 1865 PAGE 714

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Cabai and wife, Geraldine Talley Cabai

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 1st day of November, 1974.

Commission expires 5-1-76

Notary Public

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

ms

WARRANTY DEED

FROM GERALDINE TALLEY CABAI ET VIR

TO RICHARD HILTON GRAHAM ET UX

C 77066

IDENTIF. REFERENCE

Nov 4 3 37 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV-4-74	CONV	23,500.00			
NOV-4-74	S'TAX		A*	61.10	
NOV-4-74	PR'FEE		A*	.50	
NOV-4-74	W'DEED		A*	4.00	* 65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd 1 Bk 8