Prepared By:
Rick M. Johnson
2401 12th Ave S.
Nashville, Tenn.

BOOK 4872 PAGE 610

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert F. Marshall, Etux	United Mortgagee Servicing Corp.	Map. 75 -5
(NAME) 214 Bonnavue Drive	(NAME) 3200 Pacific Avenue	Par 95
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of, the sum of $10.00 TEN Dollars,

Cash paid by Robert F. Marshall, and Wife, Margaret S. Marshall, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Charles A. Graham, and Wife Suzanne B. Graham

have this day bargained and sold, and do hereby transfer and convey unto the said Robert F. Marshall, and Wife, Margaret S. Marshall their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 939 of Hermitage Hills, Subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for said County.

Said Lot No. 939 fronts 77.79 feet on the easterly margin of Bonnavue Drive and runs back between lines 164.1 feet on the northerly line and 160 feet on the southerly line to a dead line in the rear on which it measures 102.2 feet.

Being the same property conveyed to Charles A. Graham, and Wife Suzanne B. Graham, by deed from William H. Craig, and Wife, Betty L. Craig, filed April 7, 1970 and recorded in Book 4409, page 64, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to United Mortgagee Servicing Corp. of record in Book , page , 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 Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 2nd day of December, 19 74

Affiant Robert F. Marshall

My commission expires: March 9, 1977 (Affix Seal)

Notary Public Peter E. Lynch

This is unimproved (X) improved ( ) property, known as 214 Bonnavue Drive (House Number) Hermitage (Street) Tennessee 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 Robert F. Marshall, and Wife, Margaret S. Marshall their (successors), heirs and assigns forever. We covenant that We 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 Robert F. Marshall, and Wife, Margaret S. Marshall and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand & this 2nd day of December, 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 Charles A. Graham

x Suzanne B. Graham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Peter E. Lynch, a Notary Public in and for said County and State, Charles A. Graham, and Wife, Suzanne B. Graham

the within named bargainor, 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 Nashville, Davidson County, Tennessee this 2nd day of December, 19 74

Peter E Lynch
Notary Public

Commission expires March 9, 1977

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.....

DEC-3 CONV 30,000.00
DEC-3 S'TAX A* 78.00
DEC-3 PR'FEE A* .50
DEC-3 W'DEED A* 4.00 * 82.50

C 80269

IDENTIF. REFERENCE

DEC 3 1 01 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Charles A. Graham, Et Ux

TO
Robert F. Marshall, Et Ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238