BOOK 4926 PAGE 99

This instrument was prepared by
[illegible] CROCKETT, GUENTHER,
[illegible] Bank and Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gene S. Graham, et ux.	Same	
(NAME) 806 Neartop Drive	(NAME)	123-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	114 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-four thousand, nine hundred fifty and no/100 ---------- *Dollars,* cash in hand paid to us by Gene S. Graham, and wife, Martha F. Graham, receipt and sufficiency of which is acknowledged by us;

JUN 24 75	CONV	34,950.00			
JUN 24 75	S'TAX		A*	90.74	
JUN 24 75	PR'FEE		A*	.50	
JUN 24 75	W'DEED		A*	4.00	* 95.24

we, Flynn G. Humphreys and wife, Nelle B. Humphreys

have this day bargained and sold, and do hereby transfer and convey unto the said Gene S. Graham and wife, Martha F. Graham, their

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

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of Brookside Court, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 21 fronts 80 feet on the easterly side of Neartop Drive and runs back between lines 158 feet to a dead line and measures 80 feet thereon.

Being the same property conveyed to Flynn G. Humphreys and wife, Nelle B. Humphreys, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2102, page 283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to conditions, restrictions and limitations, together with easement reserved for public utilities, purposes, contained in instrument of record in Book 2015, page 56, and as shown on plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,950

Subscribed and sworn to before me, this the 19 day of June, 19 75

J. Vaulx Crockett, Attorney
Affiant

My commission expires: 4-27-1977
(Affix Seal)

Ruth Randolph
Notary Public

This is improved (X) unimproved ( ) property, known as 806 Neartop Drive, Nashville
(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 Gene S. Graham and wife, Martha F. Graham, 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.* except for 1975 Metro property tax which has been prorated and is assumed by the grantees

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gene S. Graham and wife, Martha F. Graham, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* June, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nelle B. Humphreys

Flynn G. Humphreys

BOOK 4926 PAGE 100

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Randolph, a Notary Public, in and for said County and State, Flynn G. Humphreys and wife, Nelle B. Humphreys

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 Nashville, Tennessee, this 19 day of June, 19 75

Commission expires 4-27-1977

Ruth Randolph
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.....

MAIL RANDOLPH CO. REALTORS
2211 Crestmoor
Nashville, Tenn. 37215

WARRANTY DEED

FROM
Flynn G. Humphreys, et ux.

TO
Gene S. Graham, et ux

D04170

IDENTIF. REFERENCE

JUN 24 1 17 PM '75

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail: Randolph Co. Realtors
2211 Crestmoor Rd
Nashville, Tn 37215