BOOK 4990 PAGE 722

WARRANTY DEED

110589-6

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Nos. |
|---|---|---|
| Billy D. Gray<br>1109 Grandview Avenue<br>Nashville, Tennessee | Fed Federal<br>4th & Union St<br>Nash. Tenn | 117-16<br>154 PW |

THIS INSTRUMENT PREPARED BY:

Dearborn & Ewing
1912 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value, whichever is greater, for this conveyance is $36,500.00.

J. M. Dearborn
Affiant

Sworn to and subscribed before me this 2nd day of December, 1975.

NOTARY PUBLIC

My Commission Expires:

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Minnie Markson, have bargained and sold, and by these presents do transfer and convey unto Billy D. Gray, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 59 on the Map of Section Number 1, Oriental Golf Club Subdivision, of record in Book 1424, page 10, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, dated December 17, 1938, as follows:
>
> Beginning on the southerly margin of Grandview Drive 466 feet east of the easterly margin of Granny White Pike; thence with said Drive easterly 75 feet to the corners of Lots Nos. 59 and 60; thence with the line between said two Lots southwardly 201.5 feet; thence westwardly 75 feet to the southeast corner of Lot No. 58; thence with the line between Lots Nos. 58 and 59, northwardly 201.5 feet to the beginning.
>
> Being the same property conveyed to Etta Gross by deed from Minnie Markson, of record in Book 3706, page 183, Register's Office for Davidson County, Tennessee; and being the same property devised to Minnie Markson by will of the said Etta Gross, deceased, which will is of record in Will Book 114, page 174, Probate Court of Davidson County, Tennessee.

This is improved property known as 1109 Grandview Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy D. Gray, his heirs and assigns, forever. However, undersigned reserves the right to occupy the aboye premises, rent free, until February 1, 1976.

And I, Minnie Markson, do covenant with the said Billy D. Gray, his heirs and assigns, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Minnie Markson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Billy D. Gray, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2d day of December, 1975.

Minnie Markson
MINNIE MARKSON

D 3151 T

TENNESSEE
REAL ESTATE TRANSFER REFERENCE
JAN 22 2 33 PM '76
FEE $ .50 REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Barbara E. Haynes a Notary Public in and for said County and State, the within named Minnie Markson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1975.

BARBARA E. HAYNES
NOTARY PUBLIC
STATE AT LARGE
TENNESSEE

Barbara E. Haynes
NOTARY PUBLIC

My Commission Expires: 1-29-77

| | | | | | |
|---|---|---|---|---|---|
| JAN22^ | CONV | 36,500.00 | | | |
| JAN22^ | S'TAX | | B* | 94.90 | |
| JAN22^ | PR'FEE | | B* | .50 | |
| JAN22^ | W'DEED | | B* | 4.00 | * 99.40 |