BOOK 5037 PAGE 834

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE 19 76

Notary Public

MY COMMISSION EXPIRES: 4-23-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice I. Zaft, unmarried (NAME)	Mortgage Associates, Inc. (NAME)	117-7
1901 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	37
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	16DA-01410

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, Arthur J. Grady et ux Patricia Grady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernice I. Zaft, unmarried

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 parts of Lots Nos. 31 and 32 of Block "A", on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Book 974, page 92, Register's Office for said County, and described according to a copy of a survey thereof made by Blanchard & Parrish, Engineers, May 17, 1941, as follows:

BEGINNING at a point in the southerly margin of Lombardy Avenue, at a point 904.9 feet west of Brightwood Avenue; thence westerly with the southerly margin of Lombardy Avenue, 107 feet to a point; thence southerly 170 feet to a point; thence easterly 107 feet to a point; thence northerly 170 feet to the point of beginning.

BEING the same property conveyed to Arthur J. Grady and wife, Thelma M. Grady by deed from Arthur J. Grady of record in Book 4403, page 271, said Register's Office, the interest of the same Thelma M. Grady having been divested out of her and vested in the said Arthur J. Grady by decree of the Probate Court for said County, entered in Proceedings styled Arthur J. Grady vs. Thelma M. Grady, Rule No. 60039, a certified copy of which is recorded in Book 4540, page 50, Register's Office for Davidson County, Tennessee, the said Arthur J. Grady having since married.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( )
This is Improved (XX) property, known as 1901 Lombardy Avenue (House Number) (Street) Nashville, Tennessee 37215 (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 genders.

Witness our hand and seal this 17TH day of JUNE, 19 76

Arthur J. Grady

Patricia Grady

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Arthur J. Grady et ux Patricia Grady

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 17TH day of JUNE 19 76

Commission expires My Commission Expires Feb. -2, 1980

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

WARRANTY DEED

FROM Arthur J. Grady

Bernice TO Zaft, unmarried

D 54321

EXCISE REFERENCE

JUN 22 1 36 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to Box 8
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JUN22 CONV 72,500.00
JUN22 STATE TAX B* 110.50
JUN22 RECORDING FEE B* .50
JUN22 INDEXED B* 4.00 * 115.00