BOOK 5043 PAGE 920 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30258.80

Lawrence Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH. DAY OF July 1976

Notary Public

MY COMMISSION EXPIRES: 4/27/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY AND WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Graham (NAME)	First Federal S/L Association (NAME)	13DA - 32925
3861 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Map 59-10
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 32

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, XX I, MARGARET F. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE 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. 19 on the Plan of Royal Garden Estates, Section I , as of record in Book 3700, page 29, Register's Office for said County.

SAID Lot No. 19 fronts 105 feet on the westerly side of Dunbar Drive and extends back 166.9 feet on the northerly line and 174.6 feet on the southerly line to a dead line in the rear on which it measures 85.68 feet.

BEING the same property conveyed to Margaret F. Sanders by deed from Clifton A. Leftridge, Jr., and wife, Carol Ann Leftridge of record in Book 4849, Page 357, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee herein assumed and agree to pay the unpaid balance owing on a certain note to First Federal Savings and Loan Association, of record in Book 4445, page 185, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3861 Dunbar Drive (House Number) Nashville, Tennessee (Street) (P. O. Address) 37207 (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 my hand this 9th day of July 1976

Margaret F. Sanders

Margaret F. Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret F. Sanders

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 9th day of July, 1976.

Commission expires 6/7/80

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

MARGARET F. SANDERS

TO

LAWRENCE GRAHAM

D 57668

IDENTIF. REFERENCE

JUL 12 9 24 AM '76

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 12 76	CONV	30,258.80			
JUL 12 76 S'TAX			B*	78.78	
JUL 12 76 PR'FEE			B*	.50	
JUL 12 76	W'DEED		B*	4.00	* 83.28