This Instrument Was Prepared By: Frazier & Faimon, Attorneys
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles Graham, et ux	First Federal of Nashville 236 Fourth Avenue North Nashville, Tennessee	117-10-113

BOOK 5095 PAGE 242

WARRANTY DEED

For and in consideration of the sum of Forty Thousand ($40,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, BETH A. MABRY, EDWARD K. AUSTIN, MARY E. AUSTIN, FRANCES A. SMALL, JEAN A. PLANUTIS, SARA A. FRATINI, JAMES R. AUSTIN, by his attorney-in-fact, SARA FRATINI, MARGARET G. TRIMBLE, S. H. GALLOWAY, RAE PHILLIPS, RUTH STOREY and LUCILLE LOGGINS have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES GRAHAM and wife, REBECCA M. GRAHAM, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> "Being Lot No. 38 of Block "C" on the Map of Hillsboro Views, of record in Book 974, Pages 64 and 65, Register's Office for said County.
>
> Said Lot No. 38 fronts 100 feet on the southerly side of Crestmoor Drive, formerly Henry Avenue, and runs back between lines, 205 feet 6 inches on the east line and 177 feet 9 inches on the west line, to a dead line in the rear on which it measures 95 feet 7 inches.
>
> Being the same property conveyed to W. M. Bateman and wife, Lillian G. Bateman (both now deceased), by deed from First Federal Savings & Loan Association of Nashville, of record in Book 1303, Page 499, Register's Office for said County. The said property was subsequently vested in Beth A. Mabry, Edward K. Austin, Mary E. Austin, Frances A. Small, Jean A. Planutis, Sara A. Fratini, James R. Austin, Margaret G. Trimble, S. H. Galloway, Rae Phillips, Ruth Storey, Lucille Loggins, Kathleen Hayes and Merle Davidson, as heirs-at-law of Walter M. Bateman, deceased. The said Kathleen Hayes and Merle Davidson having conveyed all of their interest in said property to Lucille Loggins and Ruth B. Storey by deed of record in Book 5067, Page 590, Register's Office for Davidson County, Tennessee."

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said CHARLES GRAHAM and wife, REBECCA M. 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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said CHARLES GRAHAM and wife, REBECCA M. GRAHAM, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this October 15, 19, 21, 26, 27, 29 and November 1st, 3rd, 23rd, 24th and 27th days of November, 1976.

Beth A. Mabry
BETH A. MABRY

Edward K. Austin
EDWARD K. AUSTIN

Mary E. Austin
MARY E. AUSTIN

Frances A. Small
FRANCES A. SMALL

Jean A. Planutis
JEAN A. PLANUTIS

Sara A. Fratini
SARA A. FRATINI

James R. Austin by Sara A. Fratini
JAMES R. AUSTIN by his attorney-in-fact, Sara Fratini by power of attorney recorded in Book 5075, Page 927, Register's Office for Davidson County, Tennessee

Margaret G. Trimble
MARGARET G. TRIMBLE

S. H. Galloway
S. H. GALLOWAY

Rae Phillips
RAE PHILLIPS

Ruth Storey
RUTH STOREY

Lucille Loggins
LUCILLE LOGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

S. H. Galloway
Affiant

Sworn to and subscribed before me on this 15th day of Oct., 1976.

Jack L. Boone
Notary Public
My Commission Expires: 3-10-79

This is improved property known as 2404 Crestmoor Drive, Nashville, Tennessee.

STATE OF Louisiana

COUNTY OF Orleans

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH A. MABRY, the within named 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 New Orleans, Louisiana this 4th day of November, 1976.

Earl J. [illegible]
Notary Public

My Commission Expires: 2/20/77

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD K. AUSTIN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marietta, Ga. this 24 day of November, 1976.

Barbara M. Spivey
Notary Public

My Commission Expires: 3/20/77

STATE OF Tenn.

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. AUSTIN, the within named 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, Tenn., this 27th day of Oct., 1976.

Dorothy Jackson
Notary Public

My Commission Expires: May 23 1979

STATE OF Tenn.

COUNTY OF Lincoln

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES A. SMALL, the within named 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 Milton, Tenn., this 29th day of October, 1976.

Opal McBee
Notary Public

My Commission Expires: May 18 1977

STATE OF Virginia

COUNTY OF City of Alexandria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN A. PLANUTIS, the within named 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 5757 Duke St. this 12 day of Nov., 1976.

Notary Public

My Commission Expires: 8/18/80

STATE OF Tenn.

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA A. FRATINI, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Memphis this 22nd day of Nov., 1976.

MY COMMISSION EXPIRES MAR. 30, 1977

Notary Public

My Commission Expires:

STATE OF Tenn.

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. AUSTIN by and through his attorney-in-fact, SARA FRATINI, by power of attorney recorded in Book 5075, Page 927, Register's Office for Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tenn. this 22nd day of Nov., 1976.

MY COMMISSION EXPIRES MAR. 30, 1977

Notary Public

My Commission Expires:

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET G. TRIMBLE, the within named 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 3430 Bonnycastle Ave. this 19 day of Oct., 1976.

Notary Public

My Commission Expires: Notary Public, State at Large, Ky. My Commission Expires Nov. 13, 1976

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STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S. H. GALLOWAY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 1st day of Oct., 1976.

Jack C. Boone
Notary Public

My Commission Expires: 3-10-79

DEC-95 CONV 10,000.00

DEC-95 S'TAX B* 104.00

DEC-95 FEE B* .50

DEC-95 W'DEED B* 10.00 * 114.50

STATE OF Texas

COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAE PHILLIPS, the within named 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 Abilene, Texas, this 27th day of November, 1976.

Deanne Rawley
Notary Public

My Commission Expires: June 1, 1977

STATE OF Tenn.

COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tenn., this 21st day of Oct., 1976.

Dorothy Jackson
Notary Public

My Commission Expires: May 23, 1979

STATE OF Tenn.

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCILLE LOGGINS, the within named 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 Dickson, Tenn., this 1st day of October, 1976.

Wanda F. Brown
Notary Public

My Commission Expires: Feb. 1, 1978

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REGISTER'S OFFICE REFERENCE

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