ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Benjamin O. Graves, et ux	John W. Murphree Company	136-14
(NAME)	(NAME)	
557 Castlegate Drive	1283 Murfreesboro Road	24 Cm
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 all which is hereby acknowledged and the agreement, by Grantee to assume and pay the unpaid balance of a note dated October 16, 1974, executed by Lynn Wood Crowell and wife, Jean L. Crowell, to John W. Murphree Company, the original amount of $40,000.00, filed for record in Book 4861, page 881, Register's Office for Davidson County, Tennessee. By instrument dated May 16, 1975, of record in Book 4914, page 250, said deed of trust was assigned to Lincoln Federal Savings & Loan Association.

We, LYNN WOOD CROWELL AND WIFE, JEAN L. CROWELL

have bargained and sold, and by these presents do transfer and convey unto the said

BENJAMIN O. GRAVES AND WIFE, CAROLYN L. GRAVES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the Plat of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 90.0 feet on the southwesterly margin of Castlegate Drive and extends back between parallel lines 167.0 feet to a line on the rear.

Being the same property conveyed to Lynn Wood Crowell and wife, Jean L. Crowell, by deed from K & W, Inc., of record in Book 4861, page 879, Register's Office for Davidson County, Tennessee.

All right, title and interest in and to the escrow account for taxes and insurance, held by John W. Murphree and Company, are hereby assigned to the grantees herein.

This conveyance is subject to recorded restrictions, easements and setback lines; and to the 1977 Metropolitan tax which has been prorated and assumed by the grantees.

FEB 11 77	CONV	50,000.00		
FEB 11 77	S'TAX		B* 130.00	
FEB 11 77	PR'FEE		B* .50	
FEB 11 77	W'DEED		B* 4.00	* 134.50

This is improved (XX) unimproved ( ) property, known as 577 (House Number) Castlegate Drive (Street)

Nashville, Tennessee (City or Town) 37217 (Zip Code) (P. O. Address)

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.

Whenever 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 hands this 10th day of February, 19 77

Lynn Wood Crowell — Jean L. Crowell

LYNN WOOD CROWELL — JEAN L. CROWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5114 PAGE 346

Personally appeared before me, Sandra L. Nolan, a Notary Public in and for said County and State, the within named Lynn Wood Crowell, and wife, Jean L. Crowell

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 10th day of February, 19 77.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 50,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Benjamin O. Graves

Sworn to and subscribed before me this 10th day of February, 19 77.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

This instrument was prepared by:

L. D. Richards, Attorney, 344 Fourth Avenue North, Nashville, Tennessee 37219

Name | Address

246698-pbh

WARRANTY DEED

FROM LYNN WOOD CROWELL, ET UX
JEAN L. CROWELL

TO BENJAMIN O. GRAVES, ET UX
CAROLYN L. GRAVES

D 89042

IDENTIF. REFERENCE

FEB 11 9 56 AM '77

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

ELE TENNESSEE TITLE CO.