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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 77

Notary Public

MY COMMISSION EXPIRES: May 5, 1980

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
L. M. Wood, Atty. , 1916 8th Ave. So. , Nashville, Tenn. 37203
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James V. Graves (NAME) | James V. Graves (NAME) | 103-4-122 |
| 4410 Utah Ave. (STREET ADDRESS OR ROUTE NUMBER) | 6647 Clearbrook Dr. (STREET ADDRESS) | |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37205 (CITY) (STATE) (ZIP) | 25 W 3895 |

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, Katherine R. Pearce, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Graves and wife, Dora H. Graves

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. Eleven (11) on the plan of Sylvan Park, Block No. 2, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 11 fronts fifty (50) feet on the northerly side of Utah Avenue, formerly 7th Avenue, and extends back northerly, between parallel lines, one hundred and sixty (160) feet to an alley in the rear.

Being the same property conveyed to Claude T. Pearce by deed from Mrs. Minnie L. Pearce, a widow, of record in Book 2297, page 209, Register's Office for davidson County, Tennessee. The said Claud T. Pearce having since died and devised the property to Katherine R. Pearce by Will of record in Will Book 117, page 400, Probate Court for Davidson County, Tennessee.

| | | | | |
|---|---|---|---|---|
| JUL 12 | CONV | 11,000.00 | | |
| JUL 12 | S'TAX | | B* 28.60 | |
| JUL 12 | PR'FEE | | B* .50 | |
| JUL 12 | W'DEED | | B* 4.00 | * 33.10 |

unimproved ( )
This is improved (X) property, known as 4410 Utah Ave. (House Number) (Street) Nashville, Tenn. (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 my hand this 11th day of July, 19 77

Katherine R. Pearce

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 Katherine R. Pearce

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 77

Commission expires May 13, 1980

K. R. Harris Jr.
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
Katherine R Pearce

TO
James V Bowers
Dana H Bowers

E 13914

IDENTIF. REFERENCE

JUL 12 1 45 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.