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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,300.00

James A. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 1977

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: 7-11-81
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Graham (NAME)	SAME (NAME)	
4012 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W-12860
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Shirley W. Higginbothan and wife, Sarah R. Higginbothan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. 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. 32 and the east 17-1/2 feet of Lot No. 31, on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

Said lot and part of lot adjoin and front together 80 feet on the south side of Dallas Avenue and run back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Shirley W. Higginbothan and wife, Sarah R. Higginbothan, by deed from Franklyn E. Horner and wife, Nina T. Horner, of record in Book 4985, page 685, Register's Office for said County. The said Shirley W. Higginbothan and wife, Sarah R. Higginbothan and Shirley W. Higginbotham and wife, Sarah R. Higginbotham being one and the same.

This is improved (X) unimproved ( ) property, known as 1213 Dallas Avenue (House Number) (Street) Nashville, Tennessee 37212 (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 S this 9th day of August, 19 77

Shirley W. Higginbotham Shirley W. Higginbotham

Sarah R. Higginbotham Sarah R. Higginbotham

STATE OF ~~TENNESSEE~~ ALABAMA
~~XXXXXXXXXX~~ COUNTY OF
Jefferson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley W. Higginbotham and Sarah R. Higginbotham

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 Birmingham, Alabama, ~~Tennessee~~, this 4th day of August, 19 77

Commission expires October 12, 1977

Vivian B. Cotter
Notary Public

NOTARY PUBLIC STATE AT LARGE

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 Shirley W. Higginbotham, et ux

TO James A. Graham

E 19985

IDENTIF. REFERENCE

AUG 12 9 13 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 77	CONV	*8,300.00			
AUG 12 77	S'TAX		B*	21.56	
AUG 12 77	PR'FEE		B*	.50	
AUG 12 77	W'DEED		B*	4.00	* 26.08

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Chicago Title Insurance Company
First Floor — First American Center
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