This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

# WARRANTY DEED

BOOK 5187 PAGE 674

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Lee Marler et ux, | Fidelity Federal Savings | 61-7-209 |
| (NAME) Sammie Jo Marler | (NAME) | |
| 996 Maplewood Lane | 401 Union St. | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. | Nashville, Tn. | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* - - - - - - - $10.00 - - - - - - - - - - - - -

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Robert F. McGraw and wife, Leah G. McGraw, the grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charles Lee Marler and wife, Sammie Jo Marler, the grantees, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being part of Lot No. 69 on the Plan of I. C. McMahan's Subdivision of the Maplewood Lands, of record in Book 547, page 78, Register's Office for said County, and more particularly shown on survey thereof made December 3, 1955 by Ralph W. C. Lambert, Surveyor, as follows:
BEGINNING at an iron pin on the southerly margin of Maplewood Road, said poin being 88 feet westerly of the westerly margin of Richland Street; thence in a westerly direction the margin of Maplewood Road, 62 feet to an iron pin; thence in a southerly direction, 175.5 feet to an iron pin; thence in an easterly direction and parallel with Maplewood Road, 62 feet to an iron pin; thence in a northerly direction, 174.3 feet to the point of beginning.

BEING the same property conveyed to Robert F. McGraw and wife, Leah G. McGraw by warranty deed from Clinton Herald Kee and wife, Adele Muriel Kee as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23.00

Subscribed and sworn to before me, this the 23 day of August 1977

My commission expires: Dec 5, 1978 (Affix Seal)

Affiant X Robert F. McGraw

Notary Public Mary E. Clarke

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 996 Maplewood Ln. (House Number) (Street) Old Nash. P. O. Address: 37216 (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantees, 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* grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 23rd day of August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROBERT F. McGRAW Robert F. McGraw

LEAH G. McGRAW Leah G. McGraw

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* Robert F. McGraw and wife, Leah G. McGraw

*the within named bargainor....S with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *this* 23rd *day of* August, *19*77.

Mary E. Clark
Notary Public

*Commission expires* Dec 5, 1978

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

*Witness my hand and seal, at office in* ....., *this* .....day *of* ....., *19*.....

.....Notary Public

*Commission expires* .....

750376-8

**WARRANTY DEED**

FROM
Robert F. McGraw et ux,
Leah G. McGraw
TO
Charles L. Marler et ux,

Sammie J. Marler

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 22097

IDENTIF. REFERENCE

AUG 23 3 04 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG23 77 | CONV | 23,000.00 | | | | |
| AUG23 77 | S'TAX | | B* | 59.80 | | |
| AUG23 77 | PR'FEE | | B* | .50 | | |
| AUG23 77 | W'DEED | | B* | 4.00 | * | 64.30 |