BOOK 5259 PAGE 493

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James V. Graves	same	Map 91-15
(NAME) 5202 Dakota Avenue	(NAME) 6647-Clearbrook Dr	par 141 Is
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville. Tenn - 37205	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Eight Thousand Five Hundred ($8,500.00) - - *Dollars,*

cash in hand paid by James V. Graves and wife, Dora H. Graves, the receipt of which is hereby acknolwedged.

We, Harry A. Hickman Jr. and wife Ruth E. Hickman

have this day bargained and sold, and do hereby transfer and convey unto the said

James V. Graves and wife Dora H. Graves

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 50 feet of the easterly 110 feet of the southerly part of Block 15 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County.

Said part of Block No. 15 fronts 50 feet on the northerly side of Dakota, formerly 4th. Avenue and runs back between parallel lines, parallel with and 60 feet west of the westerly margin of 52nd. Avenue North, formerly 11th. Street, 150 feet to an alley.

Being the same property conveyed to Harry A. Hickman Jr. and wife, Ruth E. Hickman by Sue Bell Collier, of record in book 4458, page 230, said Register's Office.

Taxes for the year 1978 are prorated and assumed by grantees.

This instrument was prepared by James P. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 3rd day of March 19 78

Affiant James V. Graves

My commission expires: 2-7-79 (Affix Seal)

Notary Public J. B. Bellamah

This is unimproved ( ) improved (X) property, known as 5202 Dakota Ave. (House Number) Nashville, Tenn. 37209 (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James V. Graves and wife Dora H. Graves

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 our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James V. Graves and wife Dora H. Graves

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 3rd *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry A. Hickman Jr. Ruth E. Hickman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Dixon, a Notary Public in and for said County and State, Harry A. Hickman Jr. and wife Ruth E. Hickman

the within named 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 3rd day of March, 19 78

Notary Public

Commission expires 2-7-79

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.....

MAR-6 78	CONV	*8,500.00				
MAR-6 78	S'TAX		B*	22.10		
MAR-6 78	PR'FEE		B*	.50		
MAR-6 78	W'DEED		B*	4.00	*	26.60

WARRANTY DEED

FROM

Harry A. Hickman Jr. etux

TO

James W. Graves, etux

E 53421

IDENTIF. REFERENCE

MAR 6 1 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238