This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5336 PAGE 7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James A. Graham	New Owner	118-1
(NAME)	(NAME)	
1201 Sunset Place		181
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No. FB-22W-11570
Nashville, Tennessee 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

SYLVIA M. WARMBROD

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~

JAMES A. GRAHAM, HIS

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos.11 and 12 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lots Nos. 11 and 12 front together 85 feet 5 inches on the southerly side of Caruthers Avenue and extend back 178 feet on the westerly line and 178 feet 2 inches on the easterly line, to the northerly margin of an alley, measuring 93 feet 6 inches thereon.

Being the same property conveyed to Hallie E. Mullican by deed from Benjamin Richman and wife, Annie Ruth Richman, of record in Book 2540, page 231, said Register's Office. The said Hallie E. Mullican having since died, her husband having predeceased her, and leaving as her only heirs at law, W. G. Mullican and Sylvia M. Warmbrod.

Grover Warmbrod , husband of Sylvia M. Warmbrod, hereby joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property including, but not limited to, any rights he may have by virtue of his marriage.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 31st day of August 19 78

Affiant

My Commission expires: February 3, 1981 (Affix Seal)

Notary Public

(Unimproved) This is improved ~~XXX~~ property, known as 1007 Caruthers Avenue, Nashville, Tennessee 37204 (House Number) (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 A. Graham, his *(successors), heirs and assigns forever.* She *covenant that* she is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which have been prorated and assumed by the buyer.

She *further covenantS and bindS* herself, her *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Graham, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 24th day of August, 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.

X Grover Warmbrod
GROVER WARMBROD

X Sylvia M. Warmbrod
SYLVIA M. WARMBROD

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ COLLIN

Personally appeared before me, Steve Williams, *a Notary Public in and for said County and State,* GROVER WARMBROD and Sylvia M. WARMBROD

the within named bargainor....., 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 Plano, Collin County, Texas ~~Tennessee~~
this 6th *day of:* August, *19*78.

Steve Williams *Notary Public*

Commission expires Dec 21, 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.....

WARRANTY DEED

FROM

Sylvia M. Warmbrod

TO

James A. Graham

SEP 11 78 CONV *7,000.00
SEP 11 78 S'TAX B* 18.20
SEP 11 78 PR'FEE B* .50
SEP 11 78 W'DEED B* 4.00 * 22.70

E 87834

IDENTIF. REFERENCE

SEP 11 12 25 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

Return to:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027