Form No. WD-1

BOOK 5967 PAGE 902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$57,595.00

John James Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF Nov, 1982

Thomas D. Gipson
Notary Public

MY COMMISSION EXPIRES: July 21st, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John James Graham (NAME)	Third National Mortgage Company (NAME)	90-15
431 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2628 (STREET ADDRESS)	84
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Nilo J. Gomara and wife, Josefa Z. Gomara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John James Graham and wife, Kimberly Ann 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:

Being Lot No. 1136 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, said Register's Office.

Beginning at a point in the northwesterly margin of Annex Avenue, at the corner of Lots 1135 & 1136, thence with the line between said lots northwesterly 127.15 to a point; thence southwesterly 115 feet to the margin of Capri Drive, thence with the margin of the same, southerly around a slight curve, 105.16 feet to a point; thence southeasterly 48.19 feet to the beginning of a curve, easterly 37.65 feet to the margin of Annex Avenue; thence with the margin of the same northeasterly 89.02 feet to the point of beginning.

This is unimproved ( ) improved (X) property, known as 431 (House Number) Annex Avenue (Street), Nashville (P. O. Address), Tennessee (City or Town) 37209 (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 hands this 17th day of November, 1982

Nilo J. Gomara
NILO J. GOMARA

Josefa Z. Gomara
JOSEFA Z GOMARA

STATE OF TENNESSEE
Davidson County

BOOK 5967 PAGE 903

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NILO J. GOMARA & WIFE, JOSEFA Z. GOMARA

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 NASHVILLE, Tennessee, this 17th day of NOVEMBER 19 82

Commission expires July 21, 1984

Thomas D. Guptill
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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

file box 41

WARRANTY DEED

FROM
NILO J. GOMARA, ETUX

TO
JOHN JAMES GRAHAM, ETUX

H 18452

IDENTIF. REFERENCE

Nov 22 3 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5967 PAGE 904

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

57595.00- CO
149.76 CO TX
.50 PRFEE
6.00 MDEED
CHECK 155.26-
1346A11/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 4 5 2

IDENTIF. REFERENCE

Nov 22 3 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 911761