BOOK 6023 PAGE 52

5.1.80

FOR AND IN CONSIDERATION of the Sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable considerations, not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, I, DOTTIE H. GRAHAM, reserving a life estate only, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto CHARLES EDWARD GRAHAM, his heirs, assigns and representatives the following described tract of land situated, lying and being in DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, said point being the common front corner of Lots Nos. 60 and 61; thence in a southerly direction 228.0 feet to a concrete monument; thence in a southwesterly direction 191.9 feet to a concrete monument; said line being the common rear line of Lots Nos. 61 and 62; thence in a northeasterly direction 50.8 feet to a concrete monument; thence in a northerly direction 345.7 feet to a corner post, said post being at the intersection of Lot No. 61 and a tract marked Oakland Acres, Section I; thence along the southerly margin of Due West Avenue, 115.0 feet to the point of beginning.

Being part of the property conveyed to Ray E. Garrett and wife, Ruth F. Garrett, by deed from Annie H. Orr, et al, of record in Book 1554, page 81, Register's Office for Davidson County, Tennessee.

It is grantors intent to convey all the remainder interest, claim and title in said described property which she now has or may hereafter have.

TO HAVE AND TO HOLD the above described tract or parcel of land to the grantee herein, his heirs, assigns and respresentatives in FEE SIMPLE, FOREVER. HOWEVER, the grantor reserves a life estate in the foregoing described tract of land for her use and benefit for and during her natural lifetime.

I covenant with the grantee herein, his heirs, assigns and representatives that I am lawfully seized and possessed of the above described tract of land, have a good and lawful right to convey the same, that it is free and unencumbered; and, I further covenant that I will forever warrant and defend the title thereto against the lawful claims of all persons, WHOMSOEVER, and I bind my heirs, assigns and representatives by the above covenants.

Witness my hand and signature on this 14th day of March, 1983.

Dottie H. Graham

DOTTIE H. GRAHAM

Buyer & Tax Bills
Chas. Edward Graham
3300 Lebanon Pk. Nash. Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6020 PAGE 53

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DOTTIE H. GRAHAM, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within and foregoing instrument as her free act and deed for the purposes therein contained and expressed.

Witness my hand and Official Seal of Office this 14th day of March, 1983.

SYLVIA L. ROPER NOTARY PUBLIC SEAL DAVIDSON COUNTY, TENN.

Sylvia L. Roper
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Amt. Tax Paid $355.57.

Charles E. Graham
AFFIANT

Subscribed and sworn to before me this the 14th day of March, 1983.

Sylvia L. Roper
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-20-85

SYLVIA L. ROPER NOTARY PUBLIC SEAL DAVIDSON COUNTY, TENN.

BOOK 6030 PAGE 53-A

D E E D

FROM

DOTTIE H. GRAHAM

TO

CHARLES EDWARD GRAHAM

CHARLES EDWARD GRAHAM

Prepared by
WAYNE SNOW, JR.
ATTORNEY AT LAW
308 Spring Street
Rossville, Georgia 30741

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 14 10 33 AM '83
IDENTIF. REFERENCE:
R 3 5 7 8 9

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6020 PAGE 54

FOR _____

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
			2890A03/14/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 7 8 9

IDENTIF. REFERENCE

MAR 14 10 33 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934860