WARRANTY DEED

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BOOK 6259 PAGE 945

THIS INSTRUMENT WAS PREPARED BY:

Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201-1902

IDENTIF. REFERENC

MAR 29 3 50 PM '0

FELIX A. WILSON II REGIS
DAVIDSON COUNTY, TN

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles L. Graham and wife, Rebecca M. Graham #1 Redbud Drive Nashville, Tennessee 37215	(same)	Map 117-2 Parcel 206

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, I, WILLIAM G. PARKES, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES L. GRAHAM and wife, REBECCA M. 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:

Land in Davidson County, Tennessee, being Lot No. 21 of Block 2 of the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

SAID Lot No. 21 fronts 97.5 feet on the southerly side of Sharondale Drive and runs back 246 feet on the easterly line and 296 feet on the westerly line, with the easterly margin of 22nd Avenue South to the northerly line of Lot No. 23, measing 82.5 feet thereon.

BEING the same property conveyed to William G. Parkes and wife, Mary N. Parkes, by deed from Elizabeth K. Blackwood, of record in Book 2597, page 249, Register's Office for Davidson County, Tennessee, said Mary N. Parkes having predeceased William G. Parkes thereby vesting title in William G. Parkes.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of the property conveyed to George M. Allen and wife, Adele G. Allen, by deed from William G. Parkes and wife, Mary N. Parkes, of record in Book 2751, page 465, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 21 of Block 2 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

SAID part of Lot No. 21 begins at a point in the easterly margin of 22nd Avenue South, at the common dividing line between Lots Nos. 21 & 23; thence in an easterly direction along said dividing line 82.5 feet to the common dividing line between Lots Nos. 20 & 21; thence northerly along said dividing line 4 feet to a point; thence in a westerly direction 82.6 feet, to a point in the easterly margin of 22nd Avenue, South; thence southerly along the easterly margin of 22nd Avenue, South 7.5 feet to the point of beginning.

This is improved property known as 2147 Sharondale Drive, Nashville, Tennessee 37215.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1. Easement for constructing and maintaining Sanitary Sewer was granted City of Nashville, by instrument of record in Book 3508, page 434, Register's Office for Davidson County, Tennessee.

03/29 201.24 - CHECK

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2. The Plan of record in Book 843, page 23, ssaid Register's Office, shows an Owner's Certificate, a drainage ditch across the rear o;f the lot, and a 40 foot minimum building setback line from Sharondale Drive, and 22nd Avenue South.

3. A 5 foot easement for public utilities across the rear of the premises, as set out in instrument executed by W. V. Davidson and wife, of record in Book 724, page 514, Register's Office for Davidson County, Tennessee.

4. An encroachment of existing the brick residence beyond the minimum building set back line as shown on the survey by C. K. McLemore dated March 20, 1984.

5. Metro taxes for 1984, a lien, not yet due and payable which taxes are assumed by the Grantees hereunder.

I do further covenant and bind myself, my 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. Whenever 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 My hand this 29 day of March, 1984.

x Harriet Parkes Jonsson
HARRIET PARKES JONSSON
Attorney-in-fact for William G. Parkes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.

x Harriet Parkes Jonsson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 1984.

Notary Public

My Commission Expires:
1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of March, 1984, before me personally appeared Harriet Parkes Jonsson, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of William G. Parkes as attorney-in-fact and acknowledged that she executed the same as the free act and deed of said William G. Parkes.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of March, 1984.

Notary Public

My Commission Expires:
1-18-87

GAC/skg

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

BOOK 6259 PAGE 947

RECEIVED OF _____

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

74900.00- CAMT.
194.74 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 201.24-
4426A03/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 29 3 00 PM 1984

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 24306