~~File In Box 12~~

BOOK 6410 PAGE 648

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,701.22.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 1984.

Notary Public

My Commission expires: 11-01-87

This Instrument prepared by:
GULLETT, [illegible]
230 Fourth Avenue North
Nashville, Tennessee 37219

1587.90

IDENTIF. REFERENCE

OCT 24 2 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Address new owners as follows:

Bill D. Gray, et ux.
1109 Grandview Dr.
Nashville, Tn. 37204

Send Tax Bills to:

Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

Map-Parcel Numbers

111-14-A
Par 155

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration the Grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Edward W. Graham, Jr., and wife, Betty B. Graham, to Thomas C. Scott, Trustee, of record in Book 6089, page 189, Register's Office for Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said Grantees, We, **EDWARD W. GRAHAM, JR., AND WIFE, BETTY B. GRAHAM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BILL D. GRAY AND WIFE, JANE GRAHAM GRAY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennesee, being Unit 155, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, of record in Book 5552, page 732, as amended, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Edward W. Graham, Jr. by deed from Home Service Corporation of record in Book 6089, page 186, Register's Office for said County.

This conveyance is made subject to the following:

1. 1984 taxes, prorated and assumed by Grantees.

2. The above referenced Deed of trust assumed by Grantees.

3. The Plan of record in Book 5200, page 520, said Register's Office, shows an owners certificate, certain setback lines and certain easements.

4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, as amended, and is subject to the provisions of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements; rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Kingswood Kastle, of record in Book 5552, page 732, said Register's Office, and the By-Laws appended thereto of record in Book 5552, page 774, said Register's Office, as amended n Book 6058, page 320, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

7. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

8. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

9. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Regsiter's Office, which are the same as in Book 946, page 252, said Register's Office.

10. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

11. Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948 , and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Federal Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260, page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Serivce and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

This is improved property, known as 2929 Selena Dr. Unit K-155
(House Number) (Street)

Nashville Tn. 37211
(P. O. Box) (City or Town) (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, theirs 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 23rd day of October, 1984.

Edward W. Graham, Jr.

By Edward W. Graham, III
Edward W. Graham, III, Attorney-in-Fact

Betty B. Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Edward W. Graham, Jr. and wife~~ Betty B. Graham, the within bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 1984.

Notary Public

My Commission Expires: 11-01-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Graham, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Edward W. Graham, Jr., as his Attorney-in-Fact as the free act and deed of the within named Edward W. Graham, Jr..

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 1984.

Notary Public

My Commission Expires 11-01-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6410 PAGE 651

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32701.22- CAMT.	
			85.02 CSTAX	
			.50 PRFEE	
			.60 MISC.	
	VD		.60- MISC.	
			6.00 MISC.	
			CHECK	91.52-
			1420A10/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 5 8 7 9 0

IDENTIF. REFERENCE

OCT 24 2 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079643