FILE IN BOX #4

FORM NO. WD-1

#84-12-20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

William J. McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF December 1984

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

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**THIS INSTRUMENT WAS PREPARED BY**

Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM J. McCLAIN (NAME) | National Mortgage Company (NAME) | 53-16-6341 |
| 317 Pitts Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road, (STREET ADDRESS) | LN-6320 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (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, G & M INVESTMENTS, a Partnership composed of James H. Graves and Betty Moss Graves,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. McCLAIN and RITA J. McCLAIN, his wife

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 the 2nd, formerly 4th Civil District of Davidson County, Tennessee, and being described according to a survey by Dye Surveyors, dated October 26, 1974, as follows:

Beginning on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed from Mrs. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, page 426, of the Register's Office for said County; thence with said City of Lakewood's west boundary line, North 28 Deg. 33' East 136.9 feet; thence continuing with said City of Lakewood's southern boundary line, North 66 Deg. 50' West 156.3 feet to the northwest corner of the Garner property; thence with same South 24 deg. 24' West 135.1 feet to the northerly margin of Pitts Avenue; thence with same South 66 Deg. 22' East 146.4 feet to the point of the beginning, containing 0.47 acre more or less.

Being the same property conveyd to G & M Investments, a partnership composed of James H. Graves and Betty Moss Graves, by deed from Gerald E. Makos and wife Linda M. Makos, of record in Book 6246, page 530, Register's Office for said County.

THIS conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 317 Pitts Avenue (House Number) (Street) Old Hickory, Tennessee 37138 (P. O. Address) (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, 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 14th day of December, 19 84

G & M INVESTMENTS,

By: James H. Graves
JAMES H. GRAVES

Betty Moss Graves
BETTY MOSS GRAVES

12/16 152.10- CHEC

5450

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared JAMES H. GRAVES and BETTY MOSS GRAVES,

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of the G & M INVESTMENTS a ~~corporation~~ Partnership, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ Partnership by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 19 84.

_____ Notary Public

Commission Expires 2/19/88

NOTARY PUBLIC AT LARGE

**WARRANTY DEED**

**FROM**
G & M INVESTMENTS

**TO**
WILLIAM J. McCLAIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I.T. 1 0 0 9

IDENTIF. REFERENCE

DEC 18 2 45 PM 1984

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
6450A12/18/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I-7.1.0.0 9.

IDENTIF. REFERENCE

DEC 18 2 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 94253