Box.

This Instrument Prepared by

Charles DeWitt, Attorney at Law
P.O. Box 724386
Atlanta, Ga. 30339

AF# 9009
ERM# 0592CA-80-18380

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

WARRANTY DEED

BOOK 5642 PAGE 862

THIS INDENTURE, made this 12th day of April, A. D., 1985, between MILTON C. GRAHAM, Jr. and his wife, Catherine M. Graham F/K/A Catherine M. Troller

Davidson **County, Tennessee, First Parties, and**

MAXWELL C. HARTMAN AND WIFE, KATHLEEN HARTMAN

County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of Ten and other good and valuable considerations **Dollars** ($ 10.00-----)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

MILTON C. GRAHAM, Jr. and his wife, Catherine M. Graham F/K/A Catherine M. Troller

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No..... of

Land in Davidson County, Tennessee, being Lot No.55 on the plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

Said Lot No. 55 fronts 64.24 feet on the northeasterly margin of Meta Drive and extends back 145.76 feet on the southeasterly line and 160.33 feet on the northwesterly line to a dead line in the rear, measuring 71.17 feet thereon.:

This conveyance is made subject to restrictive covenants and easements of record. Recorded in Book 5939, page 231, Register's Office for Davidson County, Tennessee.

32519

IDENTIFICATION REFERENCE

AUG 29 | 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Person or Agency Responsible For Payment of Taxes

Name Lincoln Service Corp.

Address P. O. Box 989
Owensboro, KY 43202

ADDRESS NEW OWNER:

Maxwell C. Hartman et ux
5044 Meta Drive
Nashville, TN 37211

MAP & PARCEL:

161-2

163
6DU-72695

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Alice Mabery (L. S.)

(L. S.)

Milton C. Graham Jr. (L. S.)
MILTON C. GRAHAM, JR.

Catherine M. Graham (L. S.)
CATHERINE M. GRAHAM

STATE OF TENNESSEE } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named 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 office this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

STATE OF Tn.
COUNTY OF Davidson } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State MILTON C. GRAHAM, Jr. And his wife, Catherine M. Graham _____, the within named 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 office, in Davidson County, this 12 day of April 1985

Notary Public

My Commission expires March 15, 1989

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 68,000.00 Affiant Maxwell C. Hunter

Subscribed and sworn to before me this 28th day of August 1985.

Notary Public Christy Wilkins Avery

Comm Ex 11-1-87

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

68000.00- CAMT.
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
2212A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32519

IDENTIFICATION REFERENCE

Aug 29 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168063