BOOK 7612 PAGE 153

53648

This Instrument Prepared by:

William B. Hutcherson, Jr.
121 Bonnabrook Drive
Hermitage, Tennessee 37076

IDENTIFICATION REFERENCE

JUL 28 2 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

RUSH

THIS INDENTURE made and entered this 28th day of July, 1988, by and between Marie O'Leary, party of the first part, and Melvin Graham, wife Sarah F. Graham, son Donald M. Graham, parties of the second part:

WITNESSETH, that the party of the first part, for and in consideration of the sum of $50,300, fifty-thousand three-hundred dollars, to her in hand paid by the parties of the second part, the receipt whereof is herein acknowledged, does hereby grant, bargain, sell, and convey unto the parties of the second part, their heirs and assigns, forever, the following described real estate situated and being in Davidson County, Tennessee, and described as follows, to wit:

> Lot No. 11 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, Page 94, Register's Office for said County. Said Lot No. 11 fronts 70 feet on the northerly side of Richmond Drive and runs back between parallel lines 225 feet to a dead line.
>
> Being the same property conveyed to Marie O'Leary by Quitclaim Deed from Thelma Angus, Thomas E. Angus deceased, of record in Book 7294, Page 810, Register's Office for Davidson County, Tennessee.

TO HAVE and to hold the same, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the party of the second part, their heirs and assigns, forever.

THIS CONVEYANCE is made by the party of the first part for herself, her heirs, executors, and administrators, and the party of the first part does hereby covenant with the parties of the second part, their heirs and assigns, that she, the party of the first part, is seized and possessed in fee of the said land and premises aforesaid; has the right and authority to convey the same in the manner and form aforesaid; that the same is free from all encumbrances; and that I, as party of the first part, warrant the title and will defend the title and quiet possession of the real estate against all persons having lawful claims.

THIS CONVEYANCE is made subject to an easement for public utility purposes and 50 foot building setback line, as shown on plan in Book 1130, Page 94, Register's Office for said County.

IN WITNESS WHEREOF, the party of the first part has executed, or caused to be executed, this instrument on the day and year first above.

Marie O'Leary
MARIE O'LEARY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marie O'Leary to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand as Notarized Seal at office this 28TH day of July, 1988.

Juanita L. Hutcheson
Notary Public

My Commission Expires: OCTOBER 24, 1988

RECORDING DATA

Property Address:	1121 Richmond Drive Nashville, Tennessee
Mail Tax Bills:	Melvin Graham 1126 Richmond Drive Nashville, Tennessee 37216
Owners:	Melvin Graham, Sarah F. Graham, Donald M. Graham 1126 Richmond Drive Nashville, Tennessee 37216
M & P#:	Map #61-8 Parcel #2

AFFIDAVIT OF VALUE

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $50,300.00.

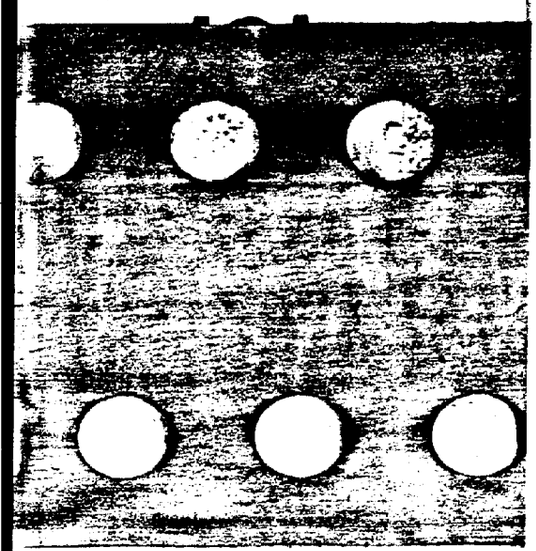
Marie O'Leary
Affiant

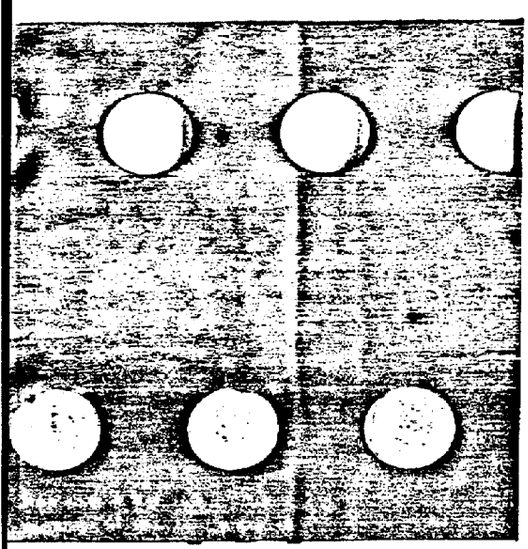
Subscribed and sworn to before me this 28TH day of July, 1988.

Juanita L. Hutcheson
Notary Public

My Commission Expires: OCTOBER 24, 1988

2159 07/28 0101 03CHECK 172.49





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 50300.00
CON TX 165.99
PRFEE 0.50
WDEED 6.00
TOTAL 172.49
CASH 172.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/88 01 14:22 0001 2159

53648

IDENTIFICATION REFERENCE

JUL 28 2 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117907