File Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 8652 PAGE 434

ADDRESS NEW OWNER:
Sidney A. Best and Evelyn M. Best
502 Hadley Avenue
Old Hickory, TN 37138

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 44-11
PARCEL 13
04d 41955

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lula Irene S. Graham, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sidney A. Best and wife, Evelyn M. Best, as tenants by the entirety, 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:

> BEING part of Lot 156, Section A, Village of Old Hickory as recorded in Book 1424, Page 68, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 6-1-92 as follows:
>
> BEGINNING at a point in the Westerly margin of Hadley Avenue, said point being the Southeast corner of Lot 156 and the Northeast corner of Lot 157; thence leaving said margin in a Westerly direction 146 feet to a point; thence Northeasterly 118 feet more or less to a point in the Southerly margin of Orchard Drive; thence with said margin 81.4 feet to a point thence 7.6 feet to the beginning of a curve; thence with said curve Southeasterly 11 feet to a point in the Westerly margin of Hadley Avenue; thence with said margin 67 feet to a point, the point of beginning.
>
> Being the same property conveyed to Paul M. Graham and Irene S. Graham, his wife, by deed from E. I. du Pont de NEMOURS and Company, a Delaware corporation of record in Book 2152, Page 370, Register's Office for Davidson County, Tennessee. The said Paul M. Graham is now deceased.

Irene S. Graham; Lula Irene Graham; Lula Irene Smith Graham and Lula Irene S. Graham is one in the same person.

This is the same description as in previous deed of record.

Ernestine Graham Hatcher executed this instrument on behalf of Lula Irene S. Graham pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to Public Water & Sewer Easement of record in Book 7661, Page 688, said Register's Office.

This conveyance is subject to Special Utility Easement of record in Book 2152, Page 370, said Register's Office.

This is improved property known as 502 Hadley Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sidney A. Best and wife, Evelyn M. Best, their heirs and assigns, forever; and we, Lula Irene S. Graham, unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of June, 1992.



Lula Irene Graham
Lula Irene S. Graham

Ernestine Graham Hatcher
BY: Ernestine Graham Hatcher,
Attorney-in-Fact
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ernest Graham Hatcher as Attorney-in-Fact for Lula Irene S. Graham , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 45,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 1992.

NOTARY PUBLIC
My Commission Expires: 5-22-93

NOTARY PUBLIC HAZLO REEVES AT LARGE STATE OF TENNESSEE

19574

IDENTIF. REFERENCE

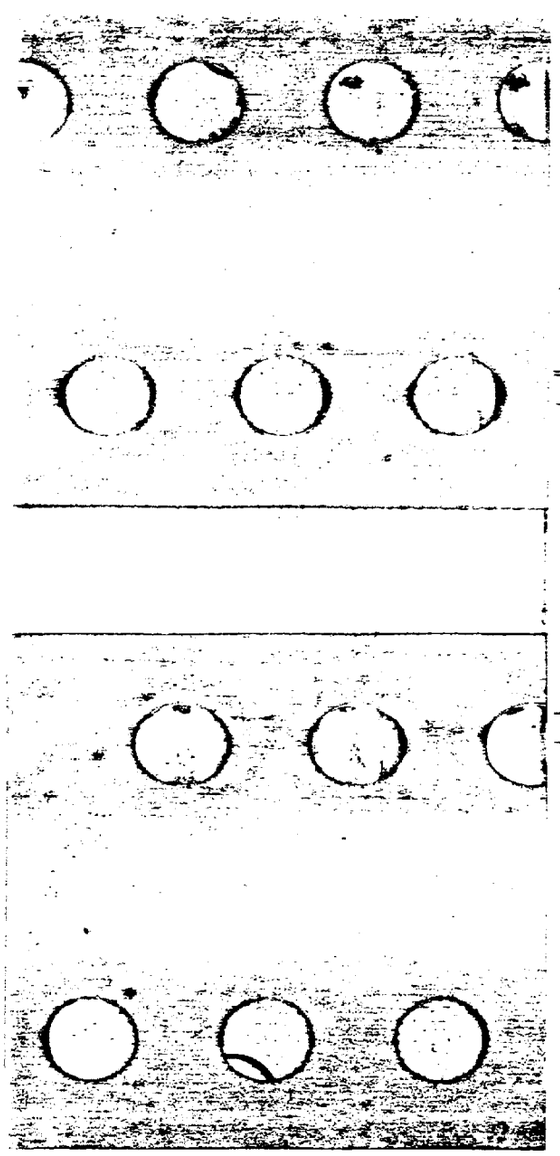
Jun 15 2 13 PM '92

1510 06/15 0101 03CHECK 176.83

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 436

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 45900.00 |
| | | | | CON TX 169.83 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 176.83 |
| | | | | CHECK 176.83 |
| 06/15/92 | 01 | | | 14:09 0001 1510 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1957 4

IDENTIF. TREFERENCE

JUN 15 2 13 PM '92

No. 541257