WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Eddie L. Gragg, et ux	Same	Map# 105-10
Nina M. Gragg		Parcel# 160
2025 Beech Avenue		
Nashville, TN 37204		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00 .

J. Michael Bennett
Affiant

SWORN TO AND SUBSCRIBED before me this the 21st day of December 1993.

Notary Public

My Commission Expires: March 25, 1995

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Lytamarie Julia Winston and Carole Ann Morning hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Eddie L. Gragg, and wife, Nina M. Gragg, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 17 on the map of Douglas Place as of record in Book 332, page 130, Register's Office for Davidson County, Tennessee. Said Lot No. 17 fronts 50 feet on the westerly side of Beech Avenue and runs back 155 feet on the northerly line and 138.6 feet on the southerly line measuring 60 feet on said rear line.

BEING the same property conveyed to Julia Coleman Jones (a one-half undivided interest), John C. Coleman (one-quarter undivided interest), and Samuel B. Coleman (one-quarter interest) by deed from Riley Head and wife, Katherine Head of record in Book 3398, page 241, as amended in Book 3708, page 477, Register's Office for Davidson County, Tennessee. The Grantors, Lytamarie Julia Winston and Carole Ann Morning, are the nieces and sole surviving heirs of Julia Coleman Jones who died intestate on August 25, 1993. Grantor, Lytamarie Julia Winston, is the daughter and sole surviving heir of Samuel B. Coleman who died intestate on December 23, 1992. His widow, Odessa W. Coleman, conveyed her interest in the property by deed of record in Book 9187, page 272, said Register's Office to Lytamarie Julia Winston. Grantor, Carole Ann Morning, is the daughter and sole surviving heir of John C. Coleman who died intestate on February 3, 1989 and without a surviving spouse.

This is improved property, known as 2025 Beech Avenue, Nashville, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and the said Grantors covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above stated.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3 day of December 1993.

Lytamarie Julia Winston
LYTAMARIE JULIA WINSTON

Carole Ann Morning
CAROLE ANN MORNING

Attached to: Warranty Deed - MAP/PARCEL NO: 105 1D 160

CAL-42

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Sacramento

On December 3, 1993 (date) before me, a Notary Public in and for the State of California, personally appeared

Lytamarie Julia Winston
(name of person or persons)

☒ personally known to me, or ☐ ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~his/her/their~~ she (he/~~she/they~~) executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Debra L. Smith
Notary's Signature

OFFICIAL SEAL
DEBRA L. SMITH
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. JUNE 5, 1995

Notary Seal:

STATE OF New York)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROLE ANN MORNING, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at New Rochelle N.Y., on this the 9th day of December 1993.

Commission Expires: July 31, 1995

Notary Public

[illegible] M. CHESTE
[illegible] Public, State of New Y
No. 4841490
Appointed in [illegible]
Exp July 31 1995

C:\HMB\REAL\SHANE.WD\1832-1025

99161
IDENTIFICATION REFERENCE

93 DEC 21 AM 11:11
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2

6659 12/21 0101 03CHECK 157.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9194 PAGE 386

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
				CAMT 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
12/21/93	01			11:12 0001 6653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99161
IDENTIFICATION REFERENCE

93 DEC 21 AM 11:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 736623