BOOK 9558 PG 585

37

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,251.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF November 19 95

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TYLER E. GRAHAM (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	90-8-143
734 CROLEY DRIVE (ADDRESS)	P.O. BOX 44090 (ADDRESS)	08DA 28295
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	JACKSONVILLE, FLORIDA 32231 (CITY) (STATE) (ZIP)	

FOR AND 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, TIMOTHY D. LUNA AND WIFE, PATSY KAY LUNA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TYLER E. GRAHAM AND WIFE, ROBBIN A. GRAHAM

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 Davidson County, Tennessee, being Lot No. 67, on the Plan of Moss-Wood Subdivision, of record in Book 2663, page 102, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TIMOTHY D. LUNA, unmarried by deed from WILLIAM C. GRAHAM AND WIFE, KIM S. GRAHAM of record in Book 8902, page 651, Register's Office for Davidson County, Tennessee.
PATSY KAY LUNA, Spouse of TIMOTHY D. LUNA, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 8902, page 654, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee(s).

unimproved ( )
This is improved (X) property, known as 734 CROLEY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (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 hand s this 9th day of November 19 95

TIMOTHY D. LUNA

PATSY KAY LUNA

BOOK 9858 PG 586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY D. LUNA AND WIFE, PATSY KAY LUNA

the bargainor S, 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 NASHVILLE, Tennessee, this 9th day of November 19 95.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

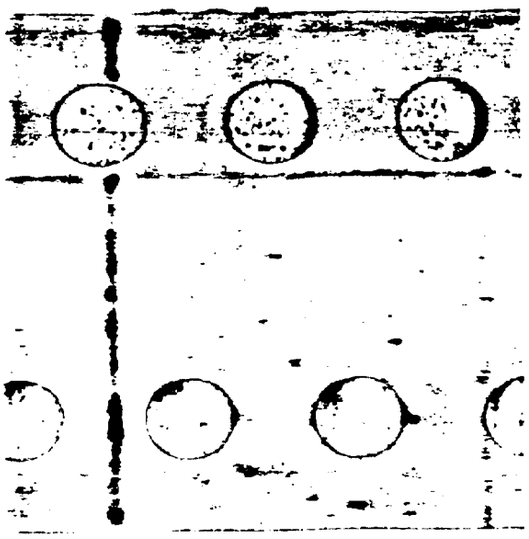
My commission expires _____

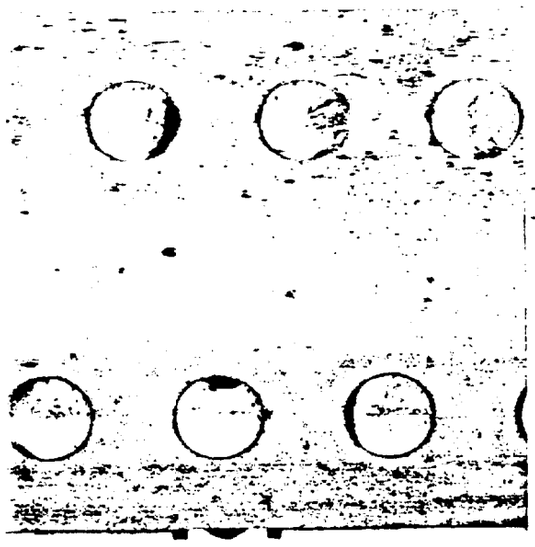
_____
Notary Public

0122562
IDENTIF. & REFERENCE

95 NOV 13 P1:12:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7904 11/13 0101 03CHECK 158.11





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9858 PG 587

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 40251.23
CON TX 149.11
PRFEE 1.00
WDEED 8.00
TOTAL 158.11
CHECK 158.11

11/13/95 01 12:34 0001 7904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122562
IDENTIF. ↑ REFERENCE

95 NOV 13 PM 12: 35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 976480