STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.

Doris Harris Graves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF April, 1996.

Margie Steinlage
NOTARY PUBLIC

My Commission expires: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
DONALD D. HILDEBRAND
214 Third Avenue North
Nashville, Tennessee 37201
(615)244-2070

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Randy D. Graves 3620 Allessio Road Whites Creek, TN 37189	SAME	38 Par 73

Warranty Deed

For and in Consideration of the sum of One and no/100 ($1.00) Dollar cash in hand paid by Randy D. Graves, the hereinafter named GRANTEE, and the love and affection which I have for my son, Randy D. Graves, the receipt of which is hereby acknowledged, I, DORIS HARRIS GRAVES, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto RANDY D. GRAVES, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Located in the 14th Civil District of said County, Beginning at an iron pin in south margin of Allessio Road, said iron pin being 195 feet from Old Hickory Boulevard, and also being the N. W. corner of a tract of land now owned by Charles B. Graves and wife; thence with W. line of the land now owned by Charles B. Graves, S. 24° 03' W. 100 feet to an iron pin; and continuing with line of Charles B. Graves and west line of W. F. Seat, S. 40° 27' 276 feet to an iron pin, S. W. corner of W. F. Seat land, and in the line of Monroe H. Talley; thence with the N. line of said Talley, N. 83° 31' W. 295.44 feet to an iron pin; and S. 84° 14' W. 151.73 feet to an iron pin, N. W. corner of Leary's property; and in the south margin of Allessio Road; thence with S. margin of Allessio Road, N. 76° 39' E. 310 feet to an iron pin; N. 74° 45' E. 125 feet to an iron pin; and North 83° 53' E. 298.13 feet to the beginning, containing 3.05 acres more or less.

It being the same property owned by Charles D. Graves, now deceased, and wife, Doris Harris Graves, the owner and Grantee under Deed as contained in Book 5386, Page 847, dated November 14, 1978, RODC.

The conveyance heretofore made in this instrument is made subject to a sanitary sewer easement running from this property to adjacent property owned by the Grantor herein, Doris Harris Graves. It is therefore, in consideration of the conveyance herein contained, that the said Randy D. Graves gives, grants, and conveys to Doris Harris Graves a perpetual right and easement of an underground sanitary sewer line extending from the property in this conveyance as a permanent easement, dedicated to adjacent property of Doris Harris Graves, and further described as follows:

A tract of land located in the 14th Civil District of Davidson County, State of Tennessee, more particularly described as follows:

BEGINNING at the Northeast corner of a tract conveyed to Charles B. Graves and Doris

Harris Graves recorded in Book 5386 on Page 848 at the Davidson County Register of Deeds; thence along the North lines of the said Graves tract being the South margin of Allessio Road, S. 83° 53'West 250.68 feet; thence S. 6° 07' East 276.21 feet to the Southeast corner of the said Graves tract; thence along the East line of the said Graves tract the following 2 courses: North 40° 27' East, 276 feet; thence North 24° 03' East, 100 feet to the point of beginning, containing 0.88 acres.

Such easement shall be a perpetual right of easement to go upon said land whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing the said sanitary sewer line. Should such repair to any sewer line be necessary, such action or interference shall be as little as reasonably possible, with any existing fences or other improvements upon the land.

It is futher agreed by the parties hereto that the right and easement hereby granted is appurtenant to and runs with the land.

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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 my hands this 3 ***day of*** April, ***19*** 96.

Randy D Graves
RANDY D. GRAVES, Grantee

Doris Harris Graves.
DORIS HARRIS GRAVES, Grantor

ACKNOWLEDGMENT:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DORIS HARRIS GRAVES, 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 office this 3rd day of April, 1996.

My Commission Expires:
1/20/99

Margie Steimle
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 3rd day of April, 1996.

My Commission Expires:
1/20/99

Margie Steimle
Notary Public

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO CHARLES B. GRAVES AND DORRIS HARRIS GRAVES RECORDED BOOK 5386 ON PAGE 848 AT THE DAVIDSON COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINE OF THE SAID GRAVES TRACT BEING THE SOUTH MARGIN OF ALLESSIO ROAD
S.83°53'W. 250.68 FEET; THENCE
S.6°07'E. 276.21 FEET TO THE SOUTHEAST CORNER OF THE SAID GRAVES TRACT; THENCE ALONG THE EAST LINE OF THE SAID GRAVES TRACT THE FOLLOWING 2 COURSES
N.40°27'E. 276 FEET; THENCE
N.24°03'E. 100 FEET TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES

This is the Permanent Easement Description for Sanitary Sewer that needs to be dedicated to Doris' property (Parcel #1 & 2) from Randy's (Parcel #3)

0184279
IDENTIF. ↑ REFERENCE

96 MAY 22 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Easement for Sanitary Sewer

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO CHARLES B. GRAVES AND DORRIS HARRIS GRAVES RECORDED BOOK 5386 ON PAGE 848 AT THE DAVIDSON COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINE OF THE SAID GRAVES TRACT BEING THE SOUTH MARGIN OF ALLESSIO ROAD

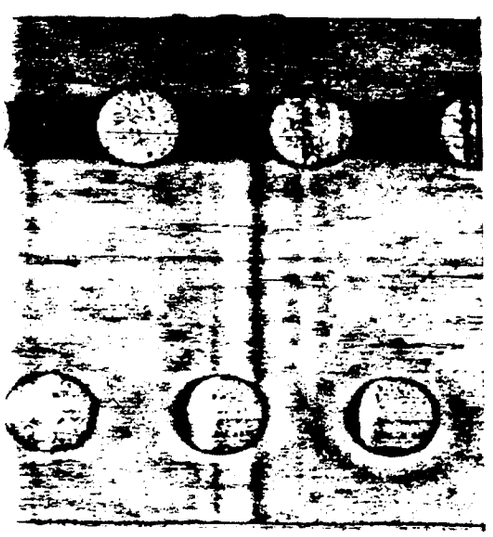
S.83°53'W. 250.68 FEET; THENCE

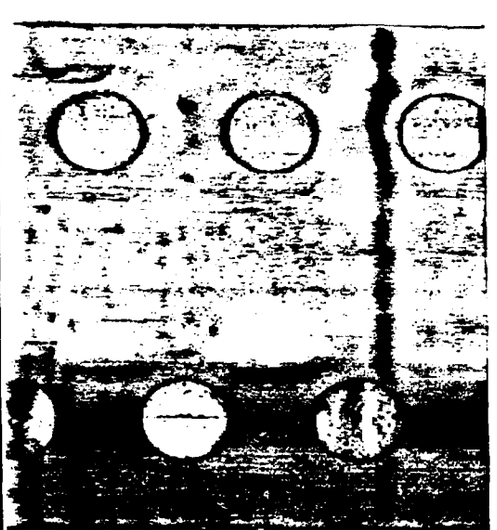
S.6°07'E. 276.21 FEET TO THE SOUTHEAST CORNER OF THE SAID GRAVES TRACT; THENCE ALONG THE EAST LINE OF THE SAID GRAVES TRACT THE FOLLOWING 2 COURSES

N.40°27'E. 276 FEET; THENCE

N.24°03'E. 100 FEET TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES

4373 05/22 0101 01CASH 28.10





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10058 PG 148

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 3000.00
				CON TX 11.10
				PRFEE 1.00
				WDEED 16.00
				TOTAL 28.10
				CASH 28.10
			05/22/96 01	14:50 0001 4373

0184279 IDENTIF. ← REFERENCE

96 MAY 22 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1042311