THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES TO:

HOWARD M. SKIPWORTH #012469
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: DAVE ALLEN GRAHAM and wife, FRANCES GRAHAM, 3196 Union Hill Road, Joelton, Tennessee, 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: same

MAP & PARCEL NO: 15-14 3

For and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and their good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged We, **JOSEPH ROGER ANDERSON** and wife, **BRENDA FAY ANDERSON**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DAVE ALLEN GRAHAM** and wife, **FRANCES GRAHAM**, their heirs and assigns, hereinafter referred to as Grantees, any and all interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Joelton Heights, as of record in Book 3600, page 95, Register's Office for said Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 215.00 feet on the southerly margin of Union Hill Road and extends back 210.70 feet on the easterly side and 278.00 feet on the westerly side to a line in the rear on which it measures 161.40 feet.
>
> Being the same property conveyed to Joseph Roger Anderson and wife, Brenda Fay Anderson, by deed from James Daniel Roney and wife, Blanche Louise Roney of record in Book 4647, page 17, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 3109 Union Hill Road, Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **DAVE ALLEN GRAHAM** and wife, **FRANCES GRAHAM**, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 12th day of September, 1996.

Joseph Roger Anderson
JOSEPH ROGER ANDERSON

Brenda Fay Anderson
BRENDA FAY ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOSEPH ROGER ANDERSON and wife, BRENDA FAY ANDERSON** 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 office at Joelton, Tennessee, on this the 12th day of September, 1996.

Sherrie Spann
NOTARY PUBLIC

My commission expires: 06/06/2000

BOOK 10197 PG 529

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $82,500.00 Dollars.

Dave Allen Graham
DAVE ALLEN GRAHAM

Subscribed and sworn to before me
this the 12th day of September, 1996.

Notary Public
My commission expires: 06/06/2000

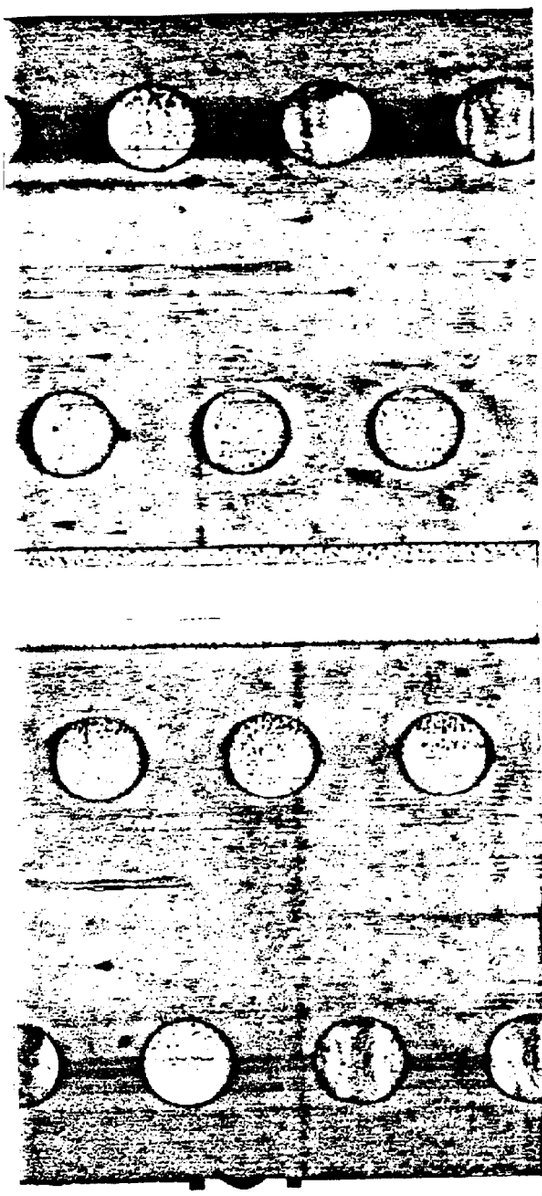
0227413
IDENTIF. & REFERENCE

96 SEP 20 AM 10:00

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0779 09/20 0101 03CHECK 318.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 530

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 82500.00
				CON TX 305.25
				PRFEE 1.00
				WDEED 12.00
				TOTAL 318.25
				CHECK 318.25
09/20/96	01			10:05 0001 0779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

022713
IDENTIF. ↑ REFERENCE

96 SEP 20 AM 10:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1033198