Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1063

WARRANTY DEED

BOOK 10449 PG 355

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James V. Graves** and wife, **Dora H. Graves**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra A. Moutsios, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 202 of Block 9 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 202 fronts 51 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back 180 feet between parallel lines along the westerly margin of 43rd Avenue North formerly 2nd Street to an alley.

Being the same property conveyed to James V. Graves and wife, Dora H. Graves by deed from Lea J. Fitzpatrick and wife, Mildred Bewitt Fitzpatrick of record in Book 4652, Page 98, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4301 Elkins Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of May, 1997

James V. Graves

Dora H. Graves

97 MAY -9 PM 12:18
FELIX A. BROWN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0303334

State of Tennessee)
County of Davidson)

On this the 8th day of May, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **James V. Graves and Dora H. Graves**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$114,900.00**.

Sandra A. Moutsios
Affiant

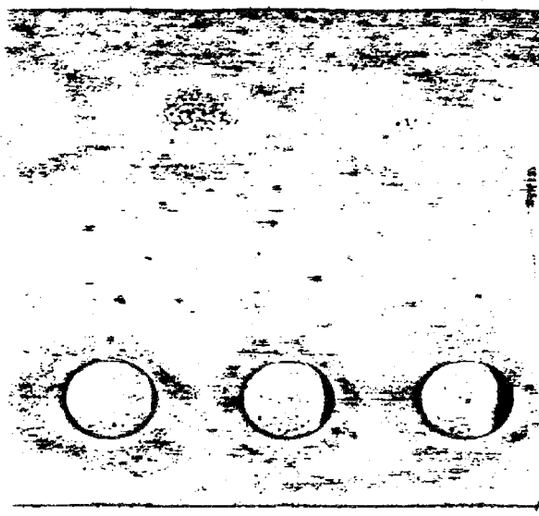
Sworn and subscribed before me on this the 8th day of May, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sandra A. Moutsios **4301 Elkins Avenue** **Nashville, TN** 37209	**owner**	**91-16-210**

93223 05/09 0101 03CHECK 434.13



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

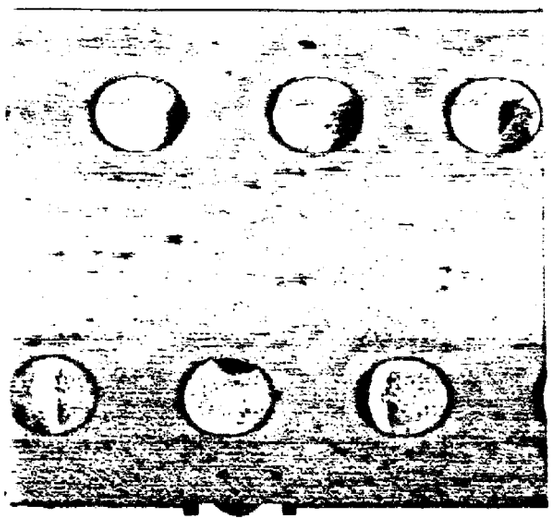
RECEIVED OF _____

FOR _____

BOOK 10449 PG 357

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 114900.00
CON TX 425.13
PRFEE 1.00
WDEED 8.00
TOTAL 434.13
CHECK 434.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9323

0303334
IDENTIF. & REFERENCE

97 MAY -9 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149372