60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10569 PG 687

ADDRESS NEW OWNER:
David A. Graves
505 Oakley Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
A. D. Hewlett
5317 Anchorage Dr.
Nashville, TN 37220

MAP **160-04**
GROUP
PARCEL **22**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward J. Coxey, Jr. and wife, Peggy R. Coxey** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **David A. Graves and wife, Stephanie L. Graves**, 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. 958, of the Brentwood Hall Subdivision, Section IX, of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Edward J. Coxey, Jr. and wife, Peggy R. Coxey by deed from Neal Watson Carter and wife Ann R. Carter of record in Book 4164, page 793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 505 Oakley Drive, Nashville, Tennessee 37220.

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, 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 themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0337736
IDENTIF. ← REFERENCE
97 AUG 15 AM 8:56
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 14th day of August, 1997.

BOOK 10569 PG 688

Edward J. Coxey, Jr.

Peggy R. Coxey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Edward J. Coxey, Jr. and wife, Peggy R. Coxey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of August, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

7056 08/15 0101 03CHECK 28.00

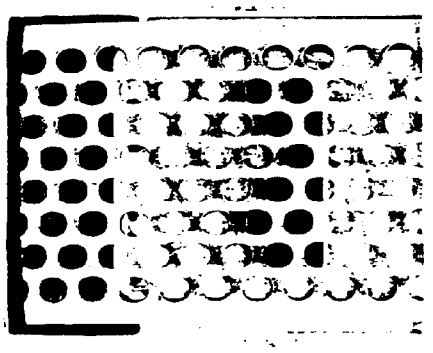
The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of August, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10569 PG 689

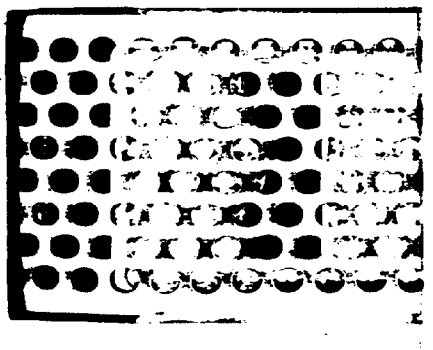
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

08/15/97 01 09:57 0001 7056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0337736
IDENTIF. ↑ REFERENCE

97 AUG 15 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186619