BOOK 10876 PG 959

This Instrument Prepared by Andrew Tolbird, Attorney
513-B 32nd Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Andrew Graham & Tamara Graham 2601 Hillsboro Road, Unit J-14 Nashville, TN 37212	Andrew Graham & Tamara Graham 1004 Estes Road Nashville, TN 37215	Map 117-3B Parcel 156C0

WARRANTY DEED

FOR AND IN CONSIDERATION THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kay McLerran & Jane Cantrell,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Andrew Graham & Wife, Tamara 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:

A certain condominium apartment in Davidson County, Tennessee being described as Unit No. J-14 of the Villager Condominium Apartments, as of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kay McLerran and Jane Cantrell, by Deed from Dennis Scott, unmarried, of record in Book 10645, page 848, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This is improved property known as 2601 Hillsboro Road, Unit J-14, Nashville, TN 37212.

Witness my hand this 31st day of March, 1998.

KAY McLERRAN

JANE CANTRELL

7160 04/07 0101 03CHECK 208.80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Kay McLerran & Jane Cantrell, the within named bargainers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS MY HAND and official seal this 31st day of March, 1998.

David R. Lehman
NOTARY PUBLIC

My Commission Expires:

SEPTEMBER 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value of the property, whichever is greater, for this transfer is $54,000.00.

AFFIANT

Tamara C. Galas
AFFIANT

Subscribed and sworn to before me this 31st day of March, 1998

My Commission Expires Sept. 29, 2001

David R. Lehman
NOTARY

98 APR -7 PM 1:58
FELIX Z. ELLIS III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0422839

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10876 PG 961

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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

04/07/98 01 13:58 0001 7160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0422839
IDENTIFICATION REFERENCE

98 APR -7 PM 1:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277395