06162822
IDENTIF. ➔ REFERENCE

99 JUL 27 AM 10:32
DAVIDSON COUNTY, TN.

BOOK 11589 PG. 426

[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.
[Clifton Dwight Watson	] Countrywide Home Loans, Inc.	]
[PO Box 90653	] Attn: Tax Dept.	] MAP and PARCEL
[~~734 Croley Drive~~	] 718 Thompson Lane, Suite 114	] 90-8 143
[Nashville, TN 37209	] Nashville, TN 37204	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Tyler E. Graham and Robbin A. Graham, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Clifton Dwight Watson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Moss-Wood Subdivision, of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler E. Graham and wife, Robbin A. Graham, by deed from Timothy D. Luna and wife, Patsy Kay Luna, of record in Book 9858, Page 585, Register's Office for Davidson County, Tennessee.

This is property with a common address of 734 Croley Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantee; 2) The plan of record in Book 2663, Page 102, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2861, Page 35, said Register's Office.

255.00

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $67,000.00

Affiant

[Subscribed and sworn before me this 26th day of July, 1999.

[My Commission Expires: 3/23/2002

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

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IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **July, 1999**.

Tyler E. Graham

Tyler E. Graham

Robbin A. Graham

Robbin A. Graham

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 **Tyler E. Graham and Robbin A. Graham, husband and wife** , with whom I am personally acquainted, or who 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 this **26th** day of **July, 1999**.

Notary Public
My Commission Expires: 3/28/2002

File No. 9907-151

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11589 PG. 428

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

PAID ETC00.00
CO TX 247.50
PRFEE 1.00
MISC 2.00
CFEE 2.00
TOTAL 252.50
CHECK 252.50
CASH 0.00 T436

06/6282
IDENTIF. & REFERENCE

99 JUL 27 AM 10:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495704