AEA
Realty

BOOK 11605 PAGE 894

Prepared by:
Lassiter, Tidwell &
Hildebrand
P.O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $188,700.00

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

Michael N. Graves
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1999.

Notary Public

My commission expires: 05/20/03

Address of New Owner: Information	Send Tax Bills to:	Tax
Michael N. Graves 736 Magnolia Trail Nashville, TN 37221	First American National Bank First American Center Nashville, TN 37237	142-11-0-B 016.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carol A. Caldwell, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michael N. Graves and wife, Deborah E. Graves hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

1907 08/04 0101 03CHECK 709.19

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Magnolia Place, of record in Plat Book 7900, Page 729, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol A. Caldwell, unmarried, by deed from Jerome Rosenblum and Fred Yazdian, of record in Book 10477, Page 263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 736 Magnolia Trail, Nashville, Tennessee 37221

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 3rd day of August, 1999.

× Carol A. Caldwell
Carol A. Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Carol A. Caldwell and with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 3rd day of August, 1999.

Notary Public

My Commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
5-20-2003

06200400
IDENTIFICATION REFERENCE
99 AUG -4 PM 2:13
WILLIAMSON COUNTY, TN.
REGISTER

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0620400

IDENTIFICATION REFERENCE

99 AUG -4 PM 2:13

REGISTER
DAVIDSON COUNTY, TN.

CAMT
188700.00
CON TX 698.19
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 709.19
CHECK 709.19

08/04/99 01 14:19 0001 1907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500116