**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 193,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2000.

Notary Public

My Commission Expires: 5-17-03

BOX 50-B
~~PREPARED~~ BY. RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| DAVID H. ZALD<br>1506 Beechwood Avenue<br>Nashville, Tennessee 37212 | SOUTHEASTERN MORTGAGE<br>115 29th Avenue, South<br>Nashville, Tennessee 37212 | MAP 104-16<br>PARCEL 399 |

Instr:200008040077547 Page: 1 OF 2
REC'D FOR REC 08/04/2000 10:22:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $714.10

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THREE THOUSAND AND NO/100---------- ($ 193,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , JOHN ADAMS MCGRAW AND WIFE, ELIZA LOWEN MCGRAW hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto DAVID H. ZALD AND WIFE, MARY EARLY-ZALD hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 87 on the Plan of Belmont Land Company's Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID portion of Lot No. 87 fronts 50.0 feet on the northerly margin of Beechwood Avenue and extends back between parallel lines a distance of 188.0 feet to an alley in the rear.

BEING the same property conveyed to John Adams McGraw and Eliza Lowen, both unmarried, by deed from Charles G. Prince and spouse, Kathleen Prince, of record in Book 10030, page 702, Register's Office for Davidson County, Tennessee; the said John Adams McGraw and Eliza Lowen having since married and Eliza Lowen is now known as Eliza Lowen McGraw.

This is improved property known as 1506 Beechwood Avenue, Nashville, Tennessee 37212

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 s , their heirs and assigns, forever.

GRANTOR s 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Belmont Heights of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 2000.

JOHN ADAMS MCGRAW

ELIZA LOWEN MCGRAW

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN ADAMS MCGRAW AND WIFE, ELIZA LOWEN MCGRAW, the bargainor s, with whom I am personally acquainted (or 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 this 31st day of July, 2000.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public