19-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Todd R. Graham
309 Stonehindge Way
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP **141-15**
GROUP **D**
PARCEL **130**

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, **Roy Mathews and wife, Binu Mathews,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Todd R. Graham and wife, Lisa A. 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:

> Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Re-Subdivision of Lots 130 and 131, "Sheffield" on the Harpeth, Phase III-A of record in Book 7900, Page 401, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Roy Mathews and wife, Binu Mathews by deed from Phillips Builders, Inc. of record in Book 8901, page 842, 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 2002 and subsequent years.

This is improved property known as 309 Stonehindge Way, 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 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.

Davidson County DEEDWARR
Recvd: 03/12/02 15:09 2pgs
Fees:13.00 Taxes:747.40
20020312-0031212

WITNESS our hands this the 6th day of March, 2002.

Roy Mathews

Binu Mathews

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roy Mathews and wife, Binu Mathews**, 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 6th day of March, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $202,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 5/20/09