WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Kelley	Kenneth Kelley	72-6-186
(NAME)	(NAME)	
1055 East Trinity Lane	1055 East Trinity Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leonard Graham, Sr. and wife, Nannie S. Graham and son, Leonard Graham, Jr. and wife, Martha J. Graham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Kelley married, 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:

Being the north part of Lot No. 19 on the revised and corrected Map of Subdivision of Casper Zophi's Place, or record in Book 547, pages 21 and 22, said Register's Office
Said North part of Lot No. 19 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, as widened and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Leonard L. Graham and wife, Nannie S. Graham as to a ½ undivided interest and son Leonard L. Graham, Jr. and wife, Martha J. Graham, as to a ½ undivided interests, as tenants in common with right of survivorship as , by deed of record in Book 6240, Page 259, Register's Office for Davidson County, Tennessee. Leonard L. Graham being the same as Leonard Graham, Sr. Leonard L. Graham, Jr. being the same as Leonard Graham, Jr.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1055 East Trinity Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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.

Davidson County DEEDWARR
Recvd: 11/14/02 15:08 2pgs
Fees:13.00 Taxes:118.40
20021114-0141396

Witness my/our hand(s) this 1st day of November, 2002.

Leonard Graham Jr
Leonard Graham, Jr.

Leonard Graham Sr.
Leonard Graham, Sr.

Martha J. Graham
Martha J. Graham

Nannie S. Graham
~~Nanny~~ S. Graham
Nannie NSG

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 Leonard L. Graham, Nannie S. Graham, Leonard L. Graham, Jr., Martha J. Graham 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 purpose therein contained. Leonard L. Graham being the same as Leonard Graham, Sr. Leonard L. Graham, Jr. being the same as Leonard Graham, Jr.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2002.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

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NOTARY PUBLIC AT LARGE
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