Davidson County DEEDWARR
Recvd: 02/23/04 15:16 2pgs
Fees:13.00 Taxes:185.00
20040223-0020463

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David L. Graham, et ux 1271 Springfield Hwy Goodlettsville, TN 37072	Same as New Owner	Map 71-04 Parcel 51

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GLADYS VELMA GRIMES, a single woman and DOROTHY ELISE WHITE, joined by her husband, JAMES H. WHITE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DAVID L. GRAHAM and wife, CAMILLE L. GRAHAM, hereinafter referred to as 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. 310 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for said County.
>
> Said Lot No. 310 fronts 79.7 feet on the northerly side of Woodyhill Drive and runs back 142 feet on the easterly line and 135 feet on the westerly line to dead line, measuring 80 feet thereon.
>
> BEING the same property conveyed to William Virgil Walker and wife, Mary Margaret Walker, by deed from George Henry Sprinkles and wife, Teresia Sprinkles, of record in Book 4484, page 490, Register's Office for Davidson County, Tennessee. And, the said William Virgil Walker died on May 30, 1991, at which time the property became vested in his surviving spouse, Mary Margaret Walker, in fee simple. The said Mary Margaret Walker died, testate, on August 17, 2003. Under the terms and provisions of Codicil No. 1 to the Last Will and Testament of Mary Margaret Walker the said property is now vested in Gladys Velma Grimes and Dorothy Elise White.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 2509 Woodyhill Drive, Nashville, TN 37207.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1130, pages 92 and 93, said Register's Office.

And, we, the GRANTORS, 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.

Joinder of Spouse: JAMES H. WHITE, husband of DOROTHY ELISE WHITE, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

GLADYS VELMA GRIMES, a single woman

DOROTHY ELISE WHITE

JAMES H. WHITE

"GRANTEES"

DAVID L. GRAHAM

CAMILLE L. GRAHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLADYS VELMA GRIMES, a single woman, and DOROTHY ELISE WHITE and husband, JAMES H. WHITE, and DAVID L. GRAHAM and wife, CAMILLE L. 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 purposes therein contained.

WITNESS my hand, at office, this the 20th day of February, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of February, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005