WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN

Davidson County DEEDWARR
Recvd: 02/25/04 13:50 2pgs
Fees:13.00 Taxes:510.60

20040225-0021517

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KWI, Inc.	SAME	Map 104-16/Parcel 251.00
(NAME) P.O. Box 40877	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **MICHAEL NORTON GRAVES, OWNING A ONE-HALF (½) UNDIVIDED INTEREST, JOINED BY HIS WIFE, DEBORAH GRAVES, AND THOMAS D. GRAVES AND WIFE, NEVA GRAVES, ALSO OWNING A ONE-HALF (½) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KWI, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS 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 the easterly 25 feet of Lot No. 224 and the westerly 50 feet of Lot No. 225 on the Map of Belmont Land Company's Subdivision, called "Belmont Heights", as of record in Book 421, page 34, of the Register's Office for said County.

Said parts of said Lots Nos. 224 and 225 adjoin and front together 75 feet on the southerly side of Beechwood Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael Norton Graves, a ½ undivided interest and Thomas D. Graves and wife, Neva Graves, a ½ undivided interest by deed of record in Book 7654, page 863, Register's Office for Davidson County, Tennessee.

Deborah Graves joins in this conveyance for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 1815 Beechwood Avenue, Nashville, TN 37212

(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.

Witness our hands this 20th day of February, 2004.

Michael Norton Graves
Michael Norton Graves

Thomas D. Graves
Thomas D. Graves

Deborah Graves
Deborah Graves

Neva Graves
Neva Graves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the within named County and State, MICHAEL NORTON GRAVES and wife, DEBORAH GRAVES, THOMAS D. GRAVES and wife, NEVA GRAVES, 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 at Brentwood, Tennessee this 20th day of February, 2004.

Commission expires: 2-10-08

Larry D. Craig Notary Public

