FILE BOX 19B
04-04-001-D

THIS INSTRUMENT
PREPARED BY AND RETURN TO:

SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018

Davidson County DEEDWARR
Recvd: 04/12/04 13:57 3pgs
Fees:18.00 Taxes:24.05

20040412-0040943

WARRANTY DEED

THIS INDENTURE, made and entered into on this **19th day of March, 2004,** by and between

FRANK MALVEZZI, an unmarried man, ,

party of the first part, and

MICHAEL A. GRAHAM and VICTORIA T. GRAHAM, husband and wife party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF
BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED OF
RECORD AT ; ALL IN THE AFORESAID REGISTER'S
OFFICE.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

2004 DAVIDSON COUNTY TAXES NOT YET DUE AND PAYABLE

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

FRANK MALVEZZI

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared FRANK MALVEZZI, an unmarried man, ~~& wife~~ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this **19th** day of **March, 2004.**

SHARON K. ANDERSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. MY COMM. EXP. 2-14-07

Notary Public

My Commission Expires:

_____

~~STATE OF TENNESSEE~~
~~COUNTY OF SHELBY~~

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____ **with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the** _____ _____ **for the herein Grantors, the within named bargainors, and that he/she as such** _____, **being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the grantor as such** _____.

Witness my hand and official seal, this **19th** day of **March, 2004.**

_____
Notary Public

My Commission Expires:

_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 6,500.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this **19th** day of ~~March~~ April, **2004.**

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

3/31/07

[PROPERTY ADDRESS:	SEND TAX BILL TO:	PARCEL NO.:
MICHAEL A. GRAHAM	New Owner	81-12
VICTORIA T. GRAHAM	~~XXXXXXXX~~	
1013 Oak Hill Dr ~~XXXXXXXXXXXX~~		190.00
Mt. Juliet, TN NASHVILLE, TN 37208		
37122		

TITLE COMPANY:

TG#

NAME AND ADDRESS OF PROPERTY OWNER:
MICHAEL A. GRAHAM
VICTORIA T. GRAHAM

RETURN TO: Peter Weiss, Attorneys
761 Old Hickory BLvd., Ste. 102
Brentwood, TN 37027

EXHIBIT "A"

TO

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee being the South 50 feet of Lot No. 7, on the Plan of Scott Five Acre Tract in North Nashville, of record in Minute Book Q, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of Lot No. 7 fronts 50 feet on the West side of 12th Avenue North, and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed to Frank Malvezzi, by Deed from Southern Financial, Inc., of record in Instrument No. 20040402-003795, Register's Office for Davidson County, Tennessee.