Book 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

14391

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

John R. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2005.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Graham		95-10-82
(NAME)	(NAME)	
2102 Elm Hill Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, C. E. Tant, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Graham, , unmarried

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. 114 on the Map of Elm Hill Acres, Section 2, of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 120 feet on the southerly side of Sanborn Drive and extends back between lines 185 feet on the westerly side and 164 feet on the easterly side to a broken line in the rear on which it measures 246.4 feet.

BEING the same property conveyed to C. E. Tant and wife, Doris Tant by Warranty Deed from Marion I. Bryan and husband, Howard W. Bryan, dated August 25, 1995, and recorded in Book 9776, page 573, said Register's Office. The said Doris Tant having since died.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2119 Sanborn Drive, Nashville, TN 37210

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 his hand this 20th day of January, 2005.

C. E. Tant

C. E. Tant

Davidson County DEEDWARR
Recvd: 01/24/05 15:47 2 pgs
Fees:13.00 Taxes:370.00

20050124-0008727

14391

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

C. E. Tant, a widower

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2005.

My commission expires_____

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006