RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44306 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/05 15:09 2 pgs
Fees:13.00 Taxes:18.50

20051215-0150887

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/24/2007

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lola B. Graham	SAME AS NEW OWNER	81-11-327
1712 16th Avenue, North		
Nashville, TN. 37208		

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, I/WE,

Mary Durr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lola B. Graham

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:

TRACT I:

BEING the northerly 50 feet of Lot 297 on D. T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.

SAID part of said lot fronts 50 feet on the easterly side of 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

TRACT II:

BEING the Southerly 17 feet of the Northerly 67 freet of Lot No. 297 on D. T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.

SAID part of Lot fronts 17 feet on the easterly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Mary E. Durr by Affidavit of Heirship from Jackie Beery-Day, Administratrix of the estate of Rellie Love, of record in Book 8195, page 203, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1712 16th Avenue, North, Nashville, TN 37208

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 my/our hand(s) this 15th day of December, 2005

Mary Durr

Mary Durr

STATE OF ALABAMA)
)
COUNTY OF Morgan)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY DURR, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Decatur, Alabama, this the 15th day of December, 2005.

LISA SHARPLEY NOTARY PUBLIC STATE AT LARGE ALABAMA

Lisa Ann Sharpley

NOTARY PUBLIC

My Commission Expires: 10/27/2007