Davidson County DEEDWARR
Recvd: 08/24/06 09:36 2 pgs
Fees:13.00 Taxes:329.30

20060824-0104284

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-SR-06-1519

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Virginia Lynn Easley	AEDC Federal Credit Union	
1519 12th Avenue North (ADDRESS)	550 William Northern Boulevard (ADDRESS)	081-12-0-190.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL A. GRAHAM AND VICTORIA T. GRAHAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VIRGINIA LYNN EASLEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 MICHAEL A. GRAHAM AND VICTORIA T. GRAHAM, HUSBAND AND WIFE BY WARRANTY DEED FROM FRANK MALVEZZI, AN UNMARRIED MAN, RECORDED ON THE 12TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040412-0040943, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1519 12th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of August, 2006.

Michael A. Graham

Victoria T. Graham by Michael A. Graham, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 18th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of August, 2006, before me personally appeared Michael A. Graham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victoria T. Graham and who acknowledged he/she/they executed the same as the free act and deed of the said Victoria T. Graham.

Witness my hand and official seal, this the 18th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903