BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$184,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF APRIL, 2014. Notary Public MY COMMISSION EXPIRES: **MAY 5, 2015** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES C. LEASURE, ET UX	**NAVY FEDERAL CREDIT UNION**	**083-15-0-158.00**
(NAME) **2809 HODY DRIVE**	(NAME) **5550 HERITAGE OAKS DRIVE**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **PENSACOLA, FL 32526**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JAMES DAVID GRAHAM, KATHY DARLENE PACK, AND BRUCE VAUGHN GRAHAM, BEING ALL THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JAMES L. GRAHAM, FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION AS DOCKET NO. 14P68,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. LEASURE AND DARCY LYN LEASURE, HUSBAND AND WIFE,** 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. 171 on the Plan of Fortland Park, Section I, of record in Plat Book 2663, page 61, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 171 fronts 80 feet on the easterly side of Hody Drive and runs back between lines 156.6 feet on the northeasterly line and 155.4 feet on the southwesterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to James L. Graham and wife, Abbie E. Graham, by deed from J.S. Gleason, Jr. as Administrator of Veterans Affairs, of record in Book 3785, page 823, dated June 30, 1964, said Register's Office. Being further conveyed to James L. Graham by deed from Abbie E. Graham and William E. Higgins of record in Book 4151, page 41, dated July 5, 1967, said Register's Office. The said James L. Graham having since died testate on or about December 27, 2013. His Last Will and Testament has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 14P68, in which James L. Graham devised the subject property to his children, James David Graham, Kathy Darlene Pack, and Bruce Vaughn Graham.

See Limited Power of Attorney of Bruce Vaughn Graham of record as Instrument No. 20140501-0037038, said Register's Office. See Limited Power of Attorney of Kathy Darlene Pack of record as Instrument No. 20140501-0037039, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 2663, page 61, said Register's Office; Easement of record in Book 3955, page 184, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2809 HODY DRIVE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140030045 DEEDWARR
Recvd: 05/01/14 16:24 2 pgs
Fees:13.00 Taxes:680.80
20140501-0037040

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 30th day of April, 2014.

JAMES DAVID GRAHAM

Kathy Darlene Pack by James David Graham Attorney in Fact for Kathy Darlene Pack

KATHY DARLENE PACK
By: James David Graham, Attorney in Fact for Kathy Darlene Pack

Bruce Vaughn Graham by James David Graham Attorney in Fact for Bruce Vaughn Graham

BRUCE VAUGHN GRAHAM
By: James David Graham, Attorney in Fact for Bruce Vaughn Graham

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 **James David Graham,** 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 office this 30th day of April, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2014, before me personally appeared **James David Graham,** Attorney-in-Fact for **Bruce Vaughn 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 **Bruce Vaughn Graham** and who acknowledged that he executed the same as the free act and deed of **Bruce Vaughn Graham.**

Witness my hand and official seal at office this 30th day of April, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2014, before me personally appeared **James David Graham,** Attorney-in-Fact for **Kathy Darlene Pack** 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 **Kathy Darlene Pack** and who acknowledged that he executed the same as the free act and deed of **Kathy Darlene Pack.**

Witness my hand and official seal at office this 30th day of April, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public