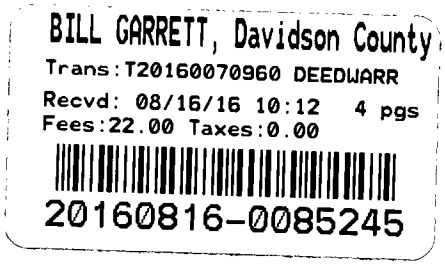
THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



New Owner / Send Tax Bills To:
WHEN RECORDED RETURN TO:
Robert Richardson, Trustee
7622 Bidwell Rd.
Joelton, Tennessee, 37080

WARRANTY DEED

THE GRANTOR(S),

- Bobbie I. Graham and George W. Graham, a married couple

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Graham Family Trust, Robert Richardson, Trustee, 7622 Bidwell Rd., Joelton, Davidson County, Tennessee, 37080,

the following described real estate, situated in Madison, in the County of Davidson, State of Tennessee:

(legal description): 418 Willams Ave. Madison,TN 37115
(attached)

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 04212000200

Deed Drafted By: Gregory F. Richardson
7622 Bowell Rd
Joelton, Tennessee, 37080

Grantor Signatures:

DATED: 12/15/14

Bobbie I. Graham
418 Williams Ave.
Madison, Tennessee
37115

DATED: 12/15/14

George W. Graham
418 Williams Ave.
Madison, Tennessee
37115

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 15th day of DECEMBER, 2014, before me personally appeared Bobbie I. Graham and George W. Graham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

CARROLL M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-17

Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 7/03/17

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant
Affiant's Name: JASON RAYCE-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
, Affiant
Subscribed and sworn before me this the
12th Day of August, 2016
S. Chandler, Deputy Register

Being part of lot No. 4 on the map of the division of the Gee Lands in the 11th Civil District of Davidson County, a plan of which is of record in Book 332, Page 74, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 4 is described as follows: Beginning at a point in the southerly margin of said Lot No. 4, said point being 309 feet eastwardly from the southwesterly corner of said lot and being the southeasterly corner of a five acre tract of land conveyed to Charles Z. Morgan and wife, Rachel Morgan, by deed from John B. Robinson and wife, Katherine J. Robinson, dated August 18th, 1939 and recorded in Book 1172, Page 30, said Register's Office; thence with said Morgan's easterly line North 2-1/2 degrees East 705 feet to a point in the northerly margin of said Lot No. 4 being said Morgan's northeasterly corner; thence with the northerly margin or line of said Lot No. 4 South 87-1/4 degrees East 496 feet to a point; thence South 2-1/2 degrees West 705 feet to a point in the southerly margin of said Lot No. 4; thence with the southerly margin of said Lot No. 4 (being the northerly margin of Williams Avenue) 496 feet to the point of beginning and containing eight acres, more or less.

Included in the above described land, but expressly excluded from this conveyance are the following two tracts of land, to-wit:

Tract 1:
Land in the 11th Civil District of said County, being part of Lot No. 4 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, and being the westerly 200 feet of the tract of land conveyed to Robert G. Adkins and wife, by deed of record in Book 1157, Page 506, said Register's Office, more particularly described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated September 26, 1962, as follows:

Beginning at a point in the northerly margin of Williams Avenue, said point being located 309 feet east of the southwest corner of said Lot No. 4; thence with the northerly margin of Williams Avenue, South 87 degrees 15 minutes east 200 feet to a point; thence North 2 degrees 30 minutes East 702 feet to a point; thence North 87 degrees 15 minutes West 200 feet to a point; thence South 2 degrees 30 minutes West 702 feet to the point of beginning.

Being the same property conveyed to Clarence G. Caldwell and wife, Ruby Frances Caldwell by deed of record in Book 3436, Page 159, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the map of the division of Gee Lands, as of record in Book 332, Page 74, Register's Office for said County, and particularly described according to a copy of a survey dated September 26, 1962, made by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the northerly margin of Williams Avenue, same being the southeast corner of the property conveyed to Robert G. Adkins and wife, by deed from John B. Robinson and wife, of record in Book 1157, Page 506, said Register's Office; thence with said margin; North 87 degrees 15 minutes West 117 feet to a point; thence leaving said margin, North 2 degrees 30 minutes East 342 feet to a point; thence North 87 degrees 15 minutes West 179 feet, more or less, to the East boundary of the property conveyed to Clarence G. Caldwell and wife, by deed from Robert G. Adkins and wife, of record in Book 3436, Page 159, said Register's Office; thence with said Caldwell's East boundary, North 2 degrees 30 minutes East 360 feet to a point, same being Caldwell's northeast corner; thence South 87 degrees 15 minutes East 296 feet, more or less, to a point; thence South 2 degrees 30 minutes West 702 feet to the point of beginning.

Being the same property conveyed to E. B. Bryan and wife, Pataray Y. Bryan by deed of record in Book 4062, Page 228, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO BOBBIE I GRAHAM and husband GEORGE W. GRAHAM by deed recorded as Instrument # 20010507-0046848, R.O.D.C., TN