WARRANTY DEED — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----Ten dollars and no/100ths---------- DOLLARS ($ 10.00),

Cash in hand paid by Clarence L. Duncan and wife, Violet Morene S. Duncan, receipt of which is hereby acknowledged,

We, Frank Bradford and Herman C. Bradford

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Clarence L. Duncan and wife, Violet Morene S. Duncan

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Map of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot fronts 66 feet on the northerly side of Mailan Drive, and extends back on the westerly side 162.0 feet to a dead line and extends back on the easterly side 173.5 feet in a broken line to a dead line at the rear measuring 32.2 feet.

Being the same property conveyed to Frank Bradford and Herman Bradford, by deed from Floyd Adkisson and wife, Cora Lee Adkisson, of record in Book 2204, page 598, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 30th day of June, 195 5.

Herman C. Bradford

Frank B. Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marbut G. Gaston, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herman C. Bradford and Frank Bradford

the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 195 5.

My commission expires: January 23, 1957

Notary Public

10,837.00

WARRANTY DEED

From 62610

Frank Bradford and
Herman C. Bradford

To

Clarence L. Duncan and wife,
Violet Morene S. Duncan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of June 1955
at 2:46 o'clock P.M. Book 2321 Page 621
Noted in book ____ Page ____
Recorded in Book ____ Page ____
Recording fee $2.00
JAMES P. WILSON, Register
By ____ Fee No. ____