BOOK 2590



WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - -

Ten and 00/100 - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid principal balance of a mortgage executed by Lacy O'Neal and wife, Corinne O'Neal, to Herschel Greer, Trustee, of record in Book 1966, Page 427, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we

EVERETT W. CARLSON and VICTORIA D. CARLSON,
husband and wife,

have bargained and sold, and by these presents do transfer and convey unto the said

ROBERT V. BRADLEY and JUANITA J. BRADLEY,
husband and wife,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 315 on the Map of Maplecrest, as of record in Book 1035, pages 27 and 28, Register's Office for said County. Said Lot No. 315 fronts 85 feet on the southwest side of Becca Drive and runs back between lines, 150 feet on the southeast line and 120 feet on the northwest line to a dead line in the rear which is a broken line on which it measures 93 feet.

Being the same property conveyed to Everett W. Carlson and wife, Victoria D. Carlson, by deed from Melvin Johnson and husband, A. R. Johnson, of record in Book 2124, Page 146, 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 said Robert V. Bradley and wife, Juanita J. Bradley, their heirs and assigns, forever.

And we do covenant with the said Robert V. Bradley and wife, Juanita J. Bradley, 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, except as appears of record.

And we, Everett W. Carlson and wife, Victoria D. Carlson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert V. Bradley and wife, Juanita J. Bradley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of July, 1970.

Everett W. Carlson

Victoria D. Carlson

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