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

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by Allen Bratcher, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the **assumption** by the said Allen Bratcher of the balance in the amount of $8,805.58 owing under the terms of a deed of trust executed by Harry Edward Kiely and wife, Blanca C. Kiely, to John W. Murphree, Trustee, of record in Book 2562, page 241, Register's Office for Davidson County, Tennessee,

S. K. Grayson and wife, Frances E. Grayson,

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

Allen Bratcher,

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for said County.

Said Lot No. 23 fronts 70 feet on the north side of DeSoto Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to S. K. Grayson and wife, Frances E. Grayson, by deed from Harry Edward Kiely and wife, Blanca C. Kiely, of record in Book 2694, page 321, said Register's Office.

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, except by deed of trust of record in Book 2562, page 241, above described and by taxes for the year 1957, which have been pro-rated and assumed by the grantee herein.

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 9th day of September, 1957.

S. K. Grayson

Frances E. Grayson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry K. Buckner, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named S. K. Grayson and wife, Frances E. Grayson, 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 9th day of September, 1957.

Henry K. Buckner, Jr.
Notary Public

My commission expires: 4/22/61

WARRANTY DEED
From S. K. GRAYSON, ET UX
To ALLEN BRATCHER
#10,450

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of SEP. A.D. 1957 at 9:20 o'clock A.M.
Noted in Book 2697 Page 236
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Marion D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE