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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ---------- Ten and No/100 ---------- DOLLARS cash in hand paid by J. A. TIPPS and wife, HELEN F. TIPPS, and other good and valuable considerations, receipt of which is hereby acknowledged;

FRANK BRADFORD AND WIFE, IRENE BRADFORD

have bargained and sold, and by these presents do transfer and convey unto the said J. A. Tipps and wife, Helen F. Tipps 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. 133 on the Plan of Pleasant Acres, Section VI, of record in Book 2330, page 145, Register's Office for said County.

BEGINNING at a point in the easterly margin of Graycroft Road, the common corner of Lots Nos. 133 and 134 on said Plan, which said point is South 3° 07' 31" West 142 feet from the southwest corner of the property conveyed to Nashville Electric Service by deed of record in Book 2548, page 136; thence South 86° 52' 29" East with the dividing line between Lots Nos. 133 and 134, 256.9 feet to a point; thence South 33° 45' 44" West 264.5 feet to a monument; thence North 88° 57' 16" West 122.3 feet to a monument in the easterly margin of Graycroft Road; thence with the margin of the same, northwardly 231.9 feet to the beginning.

and wife, Irene Bradford

Being the same property conveyed to Frank Bradford by deed from Ferriss C. Bailey, Trustee, of record in Book 2744, page 439, 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 said J. A. Tipps and wife, Helen F. Tipps their heirs and assigns, forever.

And we do covenant with the said J. A. Tipps and wife, Helen F. Tipps 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 taxes for 1958 which are prorated and assumed by the grantees herein.

And we, Frank Bradford and wife, Irene Bradford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. A. Tipps and wife, Helen F. Tipps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of November, 19 58

Frank Bradford

Mrs. Irene Bradford

Irene Bradford

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. Garland Wells, a Notary Public in and for said County and State, the within named Frank Bradford and wife, Irene 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 5th day of November, 19 58

Commission expires July 27, 1960

L. Garland Wells
Notary Public

NOTARY PUBLIC L. GARLAND WELLS STATE OF TENNESSEE

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