K 3574

WARRANTY DEED

For and in consideration of the sum of ----------TEN & NO/100 ----------
----------DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged, we

HARDCASTLE CONSTRUCTION COMPANY, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Robert I. Bradford, Jr., and wife, Carlene D. Bradford

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. 88 on the Plan of Oakland Acres, Section 10, as of record in Book 2900, page 140, Register's Office for said County.

Said Lot No. 88 fronts 153.0 feet on the south side of Freda Villa Drive and extends back between lines 254.2 feet on the east line and 252.3 feet on the west line to a dead line in the rear on which it measure 153.0 feet.

This tract is unimproved and known as 509 Freda Villa Drive, Madison, Tennessee, being part of the same property conveyed to Hardcastle Construction Company, Inc., by deed from J. M. Flanigen, a widower, of record in Book 2929, page 21, 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 21 day of June, 19 63

HARDCASTLE CONSTRUCTION CO., INC.

Clyde Hardcastle
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19 ____

My commission expires: _____ Notary Public

G 143