K 3614

**WARRANTY DEED** TTC-163423 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * DOLLARS ($10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. L. EUBANK and wife, HELEN L. EUBANK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHNNY C. BRADFORD and wife, JOSEPHINE M. 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:

Being Lot No. 84 on the Plan of Section III, McMurray Woods, as of record in Book 3300, page 83, Register's Office for said County.

Said Lot No. 84 fronts 114.9 feet on the west side of Rhett Drive and extends back 248.4 feet on the south line and 183.4 feet on the north line to a dead line in the rear on which it measures 135.4 feet.

Being the same property conveyed to F. L. Eubank by deed from McDowell Real Estate Corp., as of record in Book 3570, page 529, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3435, page 411, 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 for 1963 taxes, which have been prorated and assumed by the Grantees.

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 22nd day of August, 1963.

Helen L. Eubank          F. L. Eubank

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. L. Eubank and wife, Helen L. Eubank, 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 22nd day of August, 1963

Notary Public

My commission expires: July 25, 1965.

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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED
CB&F

From
F. L. EUBANK et ux.

82008

To
JOHNNY C. BRADFORD et ux.

$19,500.00 WL798

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 1963 A.D.
at 11:18 o'clock
Noted in Book 106 Page 339
Recorded in Book
Recording Fee $2.00
Register

G 537