BK 3671

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and---------- no/100 *DOLLARS*

cash in hand paid to us by Drew Howard Stephenson and wife, Betty F. Stephenson and other good and valuable considerations the receipt of which is hereby acknowledged.

We, Richard O. Bradley and wife, Clieori Bradley *have bargained and sold, and by these presents do transfer and convey unto the said* Drew Howard Stephenson and wife, Betty F. Stephenson their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in the 11th Civil District of Davidson County, Tennessee, being Lots. Nos. 10 and 12, of the C. N. Smith property, described according to a survey made by T. R. Sanford, Surveyor, April 17,1963, as follows: Beginning at the southwest intersection of Lena Belle Avenue and the first alley south of Old Hickory Boulevard; thence with the south margin of said alley westerly 293.6 feet to the easterly line of Bings' property; thence with said Bings' easterly line and along the easterly line of a resubdivision of Forrest Park, Tract 1, as of record in Book 843, page 81, Register's Office for said County, south 38° 12' east 412.5 feet to the north margin of East Maple Street; thence with the margin of the same easterwardly 97.75 feet to a point; thence northerly 160.3 feet to an iron pin; thence easterly 66.1 feet to an iron pin in the westerly margin of Lena Bell Avenue, said point being the common corner of Lots Nos. 10 and 12, on said Plan; thence with the westerly margin of said Avenue in a northerly direction around a slight curve 200 feet to the beginning. Being the same property conveyed to Richard O. Bradley and wife, Clieori Bradley, by deed from James O. Jones and Mary M. Jones of record in Book 3158, page 465, 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 Drew Howard Stephenson and wife, Betty F. Stephenson their *heirs and assigns, forever.*

And we *do covenant with the said* Drew Howard Stephenson and wife, Betty F. Stephenson *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.*

And we, Richard O. Bradley and wife, Clieori Bradley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Drew Howard Stephenson and wife, Betty F. Stephenson their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 4 *day of* December, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard O. Bradley

Clieori Bradley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, B. L. Lena, *a Notary Public in and for said County and State,* Richard O. Bradley and wife, Clieori Bradley

*the within named 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 MADISON, Tennessee, *this the* 4th *day of* DECEMBER, *19*63.

B. L. Lena *Notary Public*

Commission expires May 7, 1966

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