TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	BOOK 3785 PAGE 451
Mr. and Mrs. Ewing L. Bradford (NAME)	Mr. and Mrs. Ewing L. Bradford (NAME)	BOOK 3785 PAGE 451
1044 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1044 Tyne Blvd. (STREET ADDRESS)	Oak Hill
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) Tennessee (ZONE) (STATE)	11180

For and in consideration of the sum of ---------- ($10.00)----------
---------- Ten and No/100s---------- DOLLARS
cash in hand paid by Ewing L. Bradford and wife, Christine Hampton Bradford

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Russell L. Wagner and wife, Darlene M. Wagner

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of Lealand Manor, Fourth Addition, Revised, described according to a survey made by William A. Pitts, Surveyor, January 3, 1950, as follows:

Beginning on the northerly margin of Tyne Boulevard, at the corner of Lots Nos. 3 and 4, said beginning point being also 260 feet west of Lealand Manor's First Addition; thence with the line between lots Noss 3 and 4, north 4° 14' east 451.4 feet to the corner of lots Nos. 1 and 3; thence with the line between said lots, north 85° 46' west 340 feet to the corner of lots Nos. 2 and 3; thence with the line between said lots south 1° 26' east 456.2 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of said Boulevard, eastwardly 295.9 feet to the beginning.

Being the same property conveyed to Russell L. Wagner and wife, Darlene M. Wagner, by deed from G. D. Craig, Jr., and wife, of record in Book 1788, page 84, Register's Office for said County.

This property is unencumbered except for lien of 1964 taxes and restrictions of record in Book 1129, Page 536, and Book 1471, Page 429, said Register's office and easements and restrictions shown on unrecorded plan of Lealand Manor, Fourth Addition.

Unimproved ( )
This is improved ( ) property, known as 1044 Tyne Boulevard, Nashville Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 12th day of June, 1964.

Darlene M. Wagner
Russell L. Wagner

STATE TAX $ 63.75
PROBATE .50
TOTAL $ 64.25

STATE OF TENNESSEE
DAVIDSON COUNTY

JUL 2 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, J. M. Harwood, a Notary Public in and for said County and State, the within named Russell L. Wagner and wife, Darlene M. Wagner, the bargainors, 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 Nashville, Tennessee, this 12th day of June, 1964.

Commission expires April 18, 1967 Notary Public J. M. Harwood

TENNESSEE TITLE COMPANY

39827

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 2 9 21 AM '64

NOTED: BOOK 109 PAGE 417
RECORDING FEE # 2.00
DEP. REG. C

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMPS HERE:

REGISTER STAMP BELOW

G. D. CRAIG, JR. & WADLEY E. B.
TO
RUSSELL L. WAGNER, ET UX
TO
DARLENE M. BRADFORD, ET UX

Warranty Deed
FROM