WARRANTY DEED

BOOK 3983 PAGE 448

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hunter	James R. Hunter	12W-8760
(NAME)	(NAME)	
6346 Bresslyn Road	6346 Bresslyn Road MAP	91-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. Par	148
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of.....

Five Thousand Five Hundred ($5,500.00) and no/100 - - - - - - - - - - - - - *DOLLARS*

of which $2,968.00 has been paid in cash by James R. Hunter, the receipt of which is hereby acknowledged and for the remainder the said James R. Hunter assumes and agrees to pay the balance of $2,532.00 of an original indebtedness of $4,500.00 secured by deed of trust, executed by D. E. Mallernee Jr. and wife to Louis Leftwich Jr., Trustee, of record in book 2979, page 1, Register's Office for Davidson County, Tennessee.

—I, Major Bedingfield, an unmarried man

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ... James R. Hunter.....

.....his.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 217, 219 and the westerly 15 feet of lot No. 215 of Block No. 26, Plan No. 1, West Nashville, as of record in book 57, pages 74 and [redacted], Register's Office for said County.
Said Lots Nos. 217, 219 and part of lot No. 215 adjoin and front together 65 feet on the northerly side of Delaware Avenue, and extend back between parallel lines 150 feet to an alley.
Being the same property conveyed to Major Bedingfield by deed from Floyd Tidwell and wife, of record in book 3702, page 303, said Register's Office.

Taxes for the year 1966 are pro-rated and assumed by the grantee.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

unimproved ( )
This is improved (X) property, known as 4312 Delaware Avenue (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Hunter *his heirs and assigns, forever.*

And I *do covenant with the said* James R. Hunter *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Major Bedingfield *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Hunter *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* January, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
30 CENTS

Major Bedingfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Major Bedingfield

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 19 66.

H B Duncan, Notary Public.

Commission Expires January 30 - 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

the bargainor, 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 ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

.....
Notary Public

Commission Expires .....

Please mail to
Dunlap Title Co.
4517 Hillsboro Rd.

SIATE TAX $ 8.25
PROBATE .50
TOTAL $ 8.75

JAN 31 1966

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

PAID JAN 31 1966

WARRANTY DEED

FROM

Major Bedingfield

TO

James R. Hunter

15826

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JAN 31 3 18 PM '66

NOTED FOR RECORD
RECORDING FEE $ 1.10
DEP. REG.

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE