BOOK 3987 PAGE 764

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Bradley (NAME:)	Guaranty Mortgage Company (NAME:)	15DA-3660
2812 Bronte Avenue (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 72-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 176

For and in Consideration of the sum of.....ELEVEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100 ($11,775.00)----------*DOLLARS*, cash in hand paid by William H. Bradley and wife, Jennie V. Bradley, receipt of which is hereby acknowledged, we, Mary Hunter Mayhew and C. H. Briley, Jr., Co-Conservators of Gladys Hunter, pursuant to an Order of the Probate Court of Davidson County, Tennessee authorizing this conveyance, of record in Minute Book 192, page 366,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ... William H. Bradley and wife, Jennie V. Bradley, 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. 14 on the Map of Dugger Bros.' Resubdivision of the Rucker Lands, as of record in Book 1130, page 20, of the Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the easterly side of Bronte Avenue and runs back between parallel lines 261.8 feet on the southerly line and 249.5 feet on the northerly line, to the westerly line of the right-of-way of the L. & N. Railroad, on which it measures 56.7 feet.

Being the same property conveyed to J. W. Hunter and wife, Gladys Rodgers Hunter by deed from Dugger Bros., a partnership, composed of C. S. and J. T. Dugger, of record in Book 1160, page 554, said Register's Office (the said J. W. Hunter having since died).

The said Gladys Hunter and Gladys Rodgers Hunter are one and the same person.

This conveyance is subject to any encroachment of a wall on the southerly line of said premises as shown on a survey of Hal R. Swann, Jr. dated December 8, 1965.

This is unimproved ( ) improved (X) property, known as 2812 Bronte Avenue, Nashville, Tennessee
(House Number) (Street) 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 William H. Bradley and wife, Jennie V. Bradley, their *heirs and assigns, forever.*

And Grantors, as Co-Conservators of Gladys Hunter, but no further or otherwise *do covenant with the said* William H. Bradley and wife, Jennie V. Bradley *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1966 taxes, which have been pro-rated and assumed by Grantees, and except for the encroachment of a wall as above set out.

And Grantors, as Co-Conservators of Gladys Hunter, but no further or otherwise, *do further covenant and bind* themselves, their successors, and assigns to *warrant and forever defend the title to the said land to the said* William H. Bradley and wife, Jennie V. Bradley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 4th *day of* February, *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.*

Mary Hunter Mayhew

Mary Hunter Mayhew, Co-Conservator of Gladys Hunter

C. H. Briley

C. H. Briley, Jr., Co-Conservator of Gladys Hunter

STATE OF ~~XXXXXXXX~~ Virginia
COUNTY OF ~~XXXXXXXX~~ Prince William

Personally appeared before me, Virginia S. Leambes, a Notary Public in and for said County and State, the within named Mary Hunter Mayhew, Co-Conservator of Gladys Hunter

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

Witness my hand and official seal at Woodbridge, Va. ~~XXXXXXX~~ this 4th day of February, 1966.

Virginia S. Leambes, Notary Public.

Commission Expires 12 September 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named C. H. BRILEY, JR., Co-Conservator of Gladys Hunter

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 9th day of February, 1966.

Reau E. Folk Jr., Notary Public.

Commission Expires July 26, 1966.

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.....

O. K.

WARRANTY DEED

FROM

MARY HUNTER MAYHEW and C. H. BRILEY, JR., CO-CONSERVATORS OF GLADYS HUNTER

TO

WILLIAM H. BRADLEY, ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

File Rec. Tax

STATE TAX $ 17.67
PROBATE .50
TOTAL $ 18.17

FEB 15 1966

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

PAID FEB 15 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 15 11 59 AM '66

NOTED: BOOK 113 PAGE 427
RECORDING FEE $ 3.00
DEP. REG. ---

17374



File Rec. Tax 11.775.

BOOK 3987 PAGE 767