BOOK 4061 PAGE 640

# WARRANTY DEED

This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Hicks | Dobson & Johnson, Inc. | Map 96-5 |
| (NAME:) | (NAME:) | |
| 2628 Woodberry Drive | 1109 Third National Bank Bldg. | Par 66 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | 3D |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M 0 |

*For and in Consideration of the sum of* $10.00----------

----------TEN AND NO/100----------*DOLLARS*
Cash paid by Richard Hicks and wife, Maudie Ree Hicks, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James Edwin Bradford and wife, Josephine Kathleen Bradford,

*have bargained and sold, and by these presents do transfer and convey unto the said* Richard Hicks and wife, Maudie Ree Hicks

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. 117 on the Plan of Woodberry Park, of record in book 2133, pages 117, 118 and 119, Register's Office for said County.

Said lot No. 117 fronts 78 feet on the northerly side of Woodberry Drive and runs back 293.1 feet on the westerly line and 301.6 feet on the easterly line, to a dead line in the rear, measuring 78.6 feet thereon.

Being the same real property conveyed to James Edwin Bradford and wife, Josephine Kathleen Bradford, by deed from John Miller Hutton and wife, of record in book 2808, page 595, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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* Richard Hicks and wife, Maudie Ree Hicks

their *heirs and assigns, forever.*

*And* we *do covenant with the said* Richard Hicks and wife, Maudie Ree Hicks *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, James Edwin Bradford and wife, Josephine Kathleen Bradford *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard Hicks and wife, Maudie Ree Hicks, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 22nd *day of* September, *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.*

James Edwin Bradford
James Edwin Bradford

X Josephine Kathleen Bradford
Josephine Kathleen Bradford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } KNOX

Personally appeared before me, R. Vance Buckey, a Notary Public in and for said County and State, James Edwin Bradford and wife, Josephine Kathleen Bradford

the within named bargainors, 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 Knoxville, Tennessee, this 22 day of September, 19 66

R. Vance Buckey Notary Public

Commission expires 1/23/68

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.....

$13,325.00

WARRANTY DEED

FROM

James Edwin Bradford, et ux

TO

Richard Hicks, et ux

45080

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 26 10 00 AM '66

NOTED: BOOK 115 PAGE 57
RECORDING FEE $ 2.00
DEP. REG.

STATE TAX $ 19.99
PROBATE .50
TOTAL $ 20.49

SEP 26 1966
PAID SEP 26 1966

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

Guar[illegible] Company