BOOK 4404 PAGE 867

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-214622

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 80-8 Par. 235	Mr/Mrs Oscar Bradley same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) 13D-14183	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3208 Mayer Drive	LOAN OR ACCOUNT NO. B2826105 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated February 1, 1966, in the original principal sum of $12,050.00, payable to Murphree Mortgage Company, in monthly installments of $66.64, including interest as set forth therein, and being secured by a deed of trust executed by Joseph Hamilton Huggins and wife to Raymond L. Davis, Jr., Trustee, as of record in Book 3985, page 285,

JOSEPH HAMILTON HUGGINS and wife, EMMA JEAN HUGGINS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OSCAR BRADLEY and wife, LOUELLA T. BRADLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 89 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49.

Said lot fronts 55 feet on the northeasterly side of Mayer Lane and runs back 120 feet on the southeasterly line and 141.68 feet on the northwesterly line to a dead line in the rear on which it measures 59.05 feet.

Being the same property conveyed to Joseph Hamilton Huggins and wife, Emma Jean Huggins, by deed from Hester Construction Company, as of record in Book 3985, page 283.

This conveyance is made subject to Restrictions of record in Book 3765, page 141.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above, and 1970 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of March, 1970.

Joseph Hamilton Huggins

Emma Jean Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph Hamilton Huggins and wife, Emma Jean Huggins the 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 Nashville, Tennessee, this, the 18th day of March, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,791.07

Oscar Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF March 1970

MY COMMISSION EXPIRES July 26, 1970. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM JOSEPH HAMILTON HUGGINS AND WIFE TO OSCAR BRADLEY AND WIFE

A 71813

IDENTIF. REFERENCE

MAR 19 11 41 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 19 70	CONV	14,791.07			
MAR 19 70	S'TAX		A*	38.48	
MAR 19 70	PR'FEE		A*	.50	
MAR 19 70	W'DEED		A*	3.00	* 41.98

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Feb. Rec. Fee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: