TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4422 PAGE 369	MAP-PARCEL NUMBERS
Thomas Olan Bradford, ET UX (NAME)	Murphree Mortgage Company (NAME)	Map 75-9
210 Bonnaoaks Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 208
Hermitage, Tennessee (CITY) (P O ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

For and in consideration of the sum of $10.00

TEN and no/100---------- DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Dec. 22, 1966, executed by Edward G. Koplan and wife, payable to Murphree Mortgage Company, for the original sum of $15,300.00, with interest as set forth therein, both principal and interest payable $91.80 monthly, beginning Feb. 1, 1967, final Jan. 1, 1997, and secured by a Deed of Trust of record in Book 4089, page 29, Register's Office for Davidson County, Tennessee.

We, EDWARD G. KOPLAN AND WIFE, RITA M. KOPLAN,
have bargained and sold, and by these presents do transfer and convey unto the said
THOMAS OLAN BRADFORD AND WIFE, SANDRA HICKS BRADFORD

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

Being Lot No. 1079 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.
Said Lot No. 1079 fronts 79.83 feet on the southwesterly margin of Bonnaoaks Drive, and runs back between lines measuring 138.8 feet on the northwesterly line and 142.11 feet on the southeasterly line to a dead line in the rear measuring 82.64 feet thereon.
Being the same property conveyed to Edward G. Koplan and wife, Rita M. Koplan, by deed from Belle Homes, Inc., as of record in Book 4089, page 27, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 210 (House Number) Bonnaoaks Drive (Street), Hermitage (P. O. Address:) Tennessee (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 5th day of June, 1970.

Edward G. Koplan
EDWARD G. KOPLAN

Rita M. Koplan
RITA M. KOPLAN

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named EDWARD G. KOPLAN AND WIFE, RITA M. KOPLAN, the 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 Nashville, Tennessee, this 5th day of June, 1970.

Commission expires April 24, 1974 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-215968

FROM
Edward G. Koplan, ET UX

To
Thomas Olan Bradford, ET UX

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,199.38. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas O. Bradford

Sworn to and subscribed before me this 5th day of June, 1970.

L. D. Richards

My commission expires April 24, 1974

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - MESSEY

JUN-5	CONV	20,199.38				
JUN-5	S'TAX		A*	52.52		
JUN-5	PR'FEE		A*	.50		
JUN-5	W'DEED		A*	3.00	*	56.02

A 79651

IDENTIF. REFERENCE

JUN 5 1 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.