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

WARRANTY DEED

TTC-216659

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-11-121 PW	Mr/Mrs Jeffrey M.Bradley Same as Below	Fidelity Federal Savings & Loan Fourth & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-24572	544 Westgate Court	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 April 21, 1967, in the original principal sum of $19,250.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments of $115.50, including interest at 6% per annum, and being secured by a deed of trust executed by Terry Robert Cobb and wife to Vaden Lackey, Jr., Trustee, as of record in Book 4125, page 309,

PHIL E. WALDRAN and wife, ROSE MARY WALDRAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JEFFREY M. BRADLEY and wife, CANDACE E. 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. 14 on the Plan of Westward Winds, as of record in Book 3700, page 32.

Said Lot No. 14 fronts 53.86 feet on the northerly side of the terminus of Westgate Court, and extends back between lines 126.4 feet on the westerly line and 140.4 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring a total of 212.6 feet thereon.

Being the same property conveyed to Phil E. Waldran and wife, Rose Mary Waldran, by deed from Terry Robert Cobb and wife, as of record in Book 4167, page 487.

This conveyance is made subject to restrictions of record in Book 3944, page 377.

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 22nd day of July, 1970

Phil E. Waldran
Phil E. Waldran

Rose Mary Waldran
Rose Mary Waldran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4433 PAGE 761

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Phil E. Waldran and wife, Rose Mary Waldran

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 22nd day of July, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1971.

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____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,793.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1970

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

PHIL E. WALDRAN AND WIFE

TO

JEFFREY M. BRADLEY AND WIFE

A 8 4 7 1 8

IDENTIF. REFERENCE

JUL 24 12 49 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

File: Reau Folk Jr.

JUL 24 70 CONV 22,790.95
JUL 24 70 S'TAX A* 59.28
JUL 24 70 ~~P'FEE~~ A* .50
JUL 24 70 W'DEED A* 3.00 * 62.78

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____.

My commission expires:

_____
Notary Public