WARRANTY DEED

BOOK 4453 PAGE 859

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Kern Bracy et ux (NAME)	Security Federal Sav. & Loan Assn. (NAME)	Map 21
6229 Eatons Creek Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Pcl. 39
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

This instrument was prepared by David Rutherford, Attorney, Nashville, Tenn.

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and No/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged.

Linda Waller

have this day bargained and sold, and do hereby transfer and convey unto the said

George Kern Bracy and wife, Shelby Jean Bracy

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Tract No. 4 as shown on survey of the Division of George E. Anderson's Farm, not of record, in the 14th Civil District, described according to a survey made by Hickerson and Hickerson Engineers, dated February 6, 1961, as follows:

Beginning in the center of Eatons Creek Road at an iron pin 300 feet, north 2 deg. 15' E. of the northeasterly corner of the property conveyed to W. T. Johns, by deed of record in Book 2539, page 275, Register's Office for said County, and running thence N. 87 deg. W. 471.4 feet to an iron pin; thence N. 1 deg. 15' E. 100 feet to an iron pin; thence S. 87 deg. E. 473.2 feet in the center of Eatons Creek Road; thence with the center of said road, S. 2 deg. 15' W. 100 feet to the beginning, containing 1.03 acres, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Jerry Donald Waller and wife, Linda Waller, by deed from Oliver J. Waller, Jr., and wife, Anna M. Waller, of record in Book 3824, page 258, Register's Office for Davidson County, Tennessee. The said parties having since divorced, and property now vested in Linda Waller by divorce decree in Minute Book 65-C, page 1217, 4th Circuit Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23300.00

Subscribed and sworn to before me, this the 20th day of October 19 70

Affiant George Kern Bracy

My commission expires: August 17, 1972 (Affix Seal)

Notary Public Paul L. Lowry

This is unimproved ( ) improved ( ) property, known as 6229 (House Number) Eatons Creek Road (Street) Joelton, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

George Kern Bracy and wife, Shelby Jean Bracy

their *(successors),*

heirs and assigns forever. We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the 1971 taxes which have been prorated and assumed by the grantees herein named.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

George Kern Bracy and wife, Shelby Jean Bracy, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 20th day of October, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Linda Waller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul K. Brown, *a Notary Public in and for said County and State,* Linda Waller, *the within named 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 Nashville, *Tennessee, this* 20th *day of* October, *19* 70

Paul K. Brown *Notary Public*

Commission expires August 17, 1972

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 .....

OCT 21 70	CONV	23,300.00				
OCT 21 70	S TAX		A*	60.58		
OCT 21 70	PR FEE		A*	.50		
OCT 21 70	W DEED		A*	3.00	*	64.08

WARRANTY DEED

FROM

Linda Waller

TO

George Kern Bracy et ux

6229 Eatons Creek Road

Joelton, Tennessee

A 93840

IDENTIF. REFERENCE

OCT 21 3 31 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE