BOOK 1471 PAGE 820

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December 1970.

H. Philip Sadler
Notary Public

MY COMMISSION EXPIRES: March 18, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

H. Philip Sadler, Attorney, 2613 Lebanon Road, Donelson, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. Royal W. Bradshaw (NAME)	(NAME)	
3243 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 54-B
Old Hickory Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PAR 40

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A Rudd and wife Lorraine H. Rudd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royal W. Bradshaw and wife, Jessie P. Bradshaw,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being parts of Lots Nos. 15 and 16 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, described as follows:

Beginning in the center of Pitts Avenue at a point 763.2 feet northeasterly from the northeasterly margin of Old Hickory Boulevard, said point being the northwest corner of the property conveyed to George Winton Whitaker and wife by deed from Carl Flynn and wife, of record in Book 1264, page 161, said register's office; thence with Whitaker's southwesterly line, southeastwardly 108 feet to a hackberry tree; thence southeastwardly 248 feet to the southerly line of said lot No. 15; thence north 86°35' west 189.9 feet to the corner of Lots Nos. 15, 16 and 17; thence with the line between Lots Nos. 16, 17 south 61°23' west 31 feet; thence northwestwardly 293 feet, more or less, to the center of said avenue; thence north 67°25' east 90 feet to the beginning.

Being the same property conveyed to James A. Rudd and wife, Lorraine H. Rudd, by deed from Carl Flynn and wife, Hattie L. Flynn, of record in Book 1305, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3243 Lakeshore Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand(s) this 14 day of December, 1970

James A Rudd

Lorraine H. Rudd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Rudd and wife, Lorraine H. Rudd

the bargainor, 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 14 day of December 1970

Commission expires March 18, 1974 H. Philip Sadler
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JAMES H. RUDD ET UX

TO ROYAL W. BRADSHAW ET UX

B 01064

IDENTIF. REFERENCE

JAN 6 10 50 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Buyer
904 Clark Street
Red Heyburn Tenn 37138

JAN-67	CONV	26,500.00			
JAN-67	S'TAX		A*	68.90	
JAN-67	PR'FEE		A*	.50	
JAN-67	W'DEED		A*	3.00	* 72.40