This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4505 PAGE 414

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EARL T. BRACEY, JR, ET UX	FIDELITY FEDERAL SAVINGS & LOAN	
(NAME)	(NAME)	
1017 FALLS AVENUE	401 UNION STREET	Map 52-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENNESSEE 37115	NASHVILLE, TENNESSEE 37219	Par. 27-28
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged

we, ANN W. BUCHANAN HURD, and husband, JAMES C. HURD

have this day bargained and sold, and do hereby transfer and convey unto the said EARL T. BRACEY, JR. AND WIFE, DIANNE W. BRACEY, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the map of Montague Falls, Chas. U. Coggin's Subdividsion of part of Tract No. 18 on the plan of Montague, as of record in Book 421, page 166, Register's Office for said County.

Said Lot No. 5 fronts 120 feet on the southeasterly side of a private drive and runs back between parallel lines 320 feet to the Cumberland River.

Being the same property conveyed to Ann W. Buchanan by deed from Earl M. Buchanan, a widower, of record in Book 4172, page 317, Register's Office for Davidson County, Tennessee; Ann W. Buchanan has since married James C. Hurd and he joins in this conveyance.

THOMAS E. STEWART ATTORNEY DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,500.00

Subscribed and sworn to before me, this the 25th day of May, 1971.

Affiant Carl T. Bracey Jr.

My commission expires: 2/3/74 (Affix Seal)

Notary Public Thomas E. Stewart

This is unimproved { } improved {x} property, known as 1017 Falls Avenue, Madison, Tennessee (House Number) (Street) 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 grantees, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 25th day of May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Ann W. Buchanan Hurd

x James C. Hurd

THOMAS E. STEWART ATTORNEY DAVIDSON COUNTY TENNESSEE

RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* ANN W. BUCHANAN HURD AND HUSBAND, JAMES C. HURD

the within named 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* 25 *day of* May, *19* 71.

Commission expires 2/3/74 *Notary Public*

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 .....

MAY26'71 CONV 14,500.00
MAY26'71 S'TAX A* 37.70
MAY26'71 PR'FEE A* .50
MAY26'71 W'DEED A* 3.00 * 41.20

019412-6
Loan # 0491000-4

WARRANTY DEED

FROM
ANN W. BUCHANAN HURD AND
TO JAS. C. HURD

EARL T. BRACEY, JR., ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 16351

IDENTIF. REFERENCE

MAY 26 2 52 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS