BOOK 1507 PAGE 965

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
Dennis Wright, Attorney, 400 Gallatin Road, North, Madison, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD M. BRACKETT, SR. (NAME)	SAME (NAME)	Map 44-5
109 Newell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 149
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

B 17529

IDENTIF. REFERENCE

JUN 4 12 11 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

Harold M Brackett Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE 1971.

A. J. Brewer
Notary Public

MY COMMISSION EXPIRES: 1-30-74

(AFFIX SEAL)

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 ALLEN HARDY, JR., and wife, EVELYN P. HARDY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD M. BRACKETT, SR., and wife, RUTH C. BRACKETT,

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 Lot No. 45 and part of Lot No. 46 on the Map of Rayon City of record in Book 843, page 13, Register's Office for said County, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, February 18, 1969, as follows:

BEGINNING at a point in the southeasterly margin of Newell Avenue, said point being the northeasterly corner of said Lot No. 45; thence south 66° 49" west 146.4 feet to a point; thence south 30° 33' west 56.7 feet; thence north 64° 20' east 148.2 feet tothe southwesterly margin of Newell Avenue; thence in a northerly direction with the southwesterly margin of Newell Avenue 50 feet to the point of beginning.

BEING the same property conveyed to James Allen Hardy, Jr., and wife, Evelyn P. Hardy, by deed from Elden W. Bishop and wife, Sallie Thompson Bishop, of record in Book 3993, Page 244, said Register's Office, and part of the property conveyed to James A. Hardy, Jr. and wife, Evelyn P. Hardy, by deed from Elizabeth Ferrell Smotherman and David Ferrell, of record in Book 4272, Page 957, Register's Office for Davidson County, Tennessee.

It is warranted and covenanted that James Allen Hardy, Jr. and James A. Hardy, Jr., are one and the same person.

This is improved (X) unimproved ( ) property, known as 109 Newell Avenue, Old Hickory, Tennessee
(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 26th day of May, 1971

James A Hardy Jr.

Evelyn P. Hardy

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Allen Hardy, Jr. and wife, Evelyn P. Hardy,

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 Madison, Tennessee, this 26th day of May 1971.

Commission expires August 19, 1972

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 ALLEN HARDY, JR., and wife,

EVELYN P. HARDY

TO

HAROLD M. BRACKETT, SR., and wife,

RUTH C. BRACKETT

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Old Hickory Employees Credit Union
Old Hickory, Tennessee

JUN-4 71 CKMW 19,500.00
JUN-4 71 STMK A* 50.70
JUN-4 71 MTGFEE A* .50
JUN-4 71 MTGDED A* 3.00 * 54.20