BOOK 4516 PAGE 658 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

Calvin R. Bramham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 71.

H. Stanley Allen
Notary Public

MY COMMISSION EXPIRES: 3/29/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Stanley Allen, Jr., Attorney, 612 Commerce Union Bank Bldg., Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin R. Bramham, et ux (NAME)	First & Mid-South Mortgage Co (NAME)	112-7
3420 Hopkins Street (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	115
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	16DA2280

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, C. J. Beardsworth, Jr., and wife, Ellen Harrison Beardsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin R. Bramham and wife, Lee Lewis Bramham

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:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 142 on the map of the north part of Neel's Subdivision Watkins Grove, as of record in Book 547 Page 156, Registers Office Davidson County, Tennessee.

Said part of Lot No. 142 fronts 100 feet on the easterly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to C. J. Beardsworth, Jr., et ux, by Warranty Deed from Marcia Nichol Burns of record in Book 4362, page 415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for sanitary sewers and/or drainage granted the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4076, Page 458, and those restrictive covenants as of record in Book 1539, Page 583, Register's Office, Davidson County, Tennessee.

Grantee agrees to assume a first mortgage on said described premises, such deed of trust being of record in Book 3108, page 175, Register's Office for said County and has the privilege of prepayment with interest at 6% as of the date of payment.

This is unimproved ( ) improved (X) property, known as 3420 Hopkins Street, Nashville, Tennessee 37215
(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 hands this 1st day of July, 19 71

C. J. Beardsworth, Jr.

Ellen Harrison Beardsworth

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Notary Public, a Notary Public in and for said County and State, the within named C. J. Beardsworth, Jr. and wife, Ellen Harrison Beardsworth

the bargainors, 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 1st day of July, 1971

Commission expires 3/29/75

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

C. J. Beardsworth, Jr., et ux

TO

Calvin R. Bramham, et ux

B 21422

IDENTIF. REFERENCE

JUL 2 11 09 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-2	CONV	26,500.00			
JUL-2 STAX			A*	68.90	
JUL-2 RFEE			A*	.50	
JUL-2	RDEED		A*	4.00	* 73.40