BOOK 1517 PAGE 282

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-164062

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 161-5 Par. 26	Mr/Mrs Ora R. Adams	Kimbrough-Kavanaugh & Associates Parkway Towers Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-39810	5412 Bradfield Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 1, 1965, in the original principal sum of $22,500.00, payable to Kimbrough-Kavanaugh & Associates, in monthly installments of $124.25, including interest at 5¼% per annum, and being secured by a deedof trust executed by Fred W. Stanberry and wife to Miller Kimbrough, Trustee, as of record in Book 3942, page 554,

FRED W. STANBERRY and wife, MARJORIE D. STANBERRY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ORA R. ADAMS and wife, KATHLEEN E. ADAMS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57 on the Plan of Hillview Estates, as of record in Book 3600, page 89.

Said Lot No. 57 fronts 115 feet on the easterly side of Bradfield Drive and runs back between lines, 226 feet on the northerly line and 214.12 feet on the southerly line, to a dead line on which it measures 115.45 feet.

Being the same property conveyed to Fred W. Stanberry and wife, Marjorie D. Stanberry, by deed from Crescent Supply Company, a corporation, as of record in Book 3942, page 552.

This conveyance is made subject to restrictions of record in Book 3856, page 719.

JUL-6	CONV	34,285.70			
JUL-6	S TAX		A*	89.18	
JUL-6	PR FEE		A*	.50	
JUL-6	RECD		A*	4.00	* 93.68

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of July, 1971.

Marjorie D. Stanberry
Marjorie D. Stanberry

Fred W. Stanberry (Fred William Stanberry)
By Marjorie (Dickman) Stanberry
Marjorie (Dickman) Stanberry
Attorney-in-Fact By Power of Attorney of record in Book 4505, page 262.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Iola C. Watkins, a Notary Public in and for the State and County aforesaid, personally appeared the within named [redacted], Marjorie D. Stanberry the bargainor(s), 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, the 1ST day of ~~June~~ July, 1971.

Iola C. Watkins
Notary Public

My commission expires: May 15, 1973

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 1st day of July, 1971, before me, personally appeared Marjorie (Dickman) Stanberry, to me known to be the person who executed the foregoing instrument in behalf of Fred William Stanberry (the same person as Fred W. Stanberry) and acknowledged that she executed the same as the free act and deed of the said Fred William Stanberry (the same person as Fred W. Stanberry).

Witness my hand and official seal at Nashville, Tennessee.

Iola C. Watkins
Notary Public

My commission expires: May 15, 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,285.70

Ora R. Adams
Affiant

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

MY COMMISSION EXPIRES: May 15, 1973 (AFFIX SEAL)

Iola C. Watkins
Notary Public

WARRANTY DEED
REF:mas

FROM
FRED W. STANBERRY AND WIFE

TO
ORA R. ADAMS AND WIFE

Mail Nashville Realty Co
3818 Creighton Ave
Nash. Tenn 37205

B 21698

IDENTIF. REFERENCE

JUL 6 3 33 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____
Notary Public