MAIL TO: Randolph Co., Realtors, 17th Fl. 3rd National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4528 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EARL T. TYLER, JR.	SAME	Map 82-7
(NAME) 301 Grace Avenue	(NAME)	Par 351
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged.

ALBERT H. BRADFORD AND WIFE, BEATRICE M. BRADFORD

have this day bargained and sold, and do hereby transfer and convey unto the said EARL T. TYLER, JR.

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the west part of an unnumbered lot marked "Nave", and shown on the Plan of East Nashville Real Estate Company's Plan Lots, as of record in Book 57, page 11, Register's Office for said County, and described as follows:

BEGINNING at the northeast corner of Meridian Street and Josephine, now Grace Avenue, and running thence in an easterly direction with northerly margin of said Grace Avenue 50 feet; thence in an northerly direction and at right angles to Grace Avenue, 165 feet, to the southerly margin of an alley; thence with said alley, westerly 50 feet to the easterly margin of Meridian Street; thence in a southerly direction with the easterly margin of Meridian Street, 165 feet to the beginning.

BEING the same property conveyed to Albert H. Bradford and wife, Beatrice M. Bradford by deed from Margaret S. Morel of record in Book 4329, page 437, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 11 day of Dec 19 71

Affiant Earl T Tyler Jr

My commission expires: April 29 1973 (Affix Seal)

Notary Public Kitty Randolph

This is improved ( ) unimproved ( ) property, known as 301 Grace Avenue (House Number) (Street) Nashville 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 EARL T. TYLER, JR. his *(successors), heirs and assigns forever.* I *covenant that* I *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* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Earl T. Tyler, Jr. *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11 *day of* Dec, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert H Bradford
ALBERT H. BRADFORD

Beatrice M. Bradford
BEATRICE M. BRADFORD

This instrument prepared by: Gail Pigg, c/o J.C. Bradford Bldg., Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Raleigh, *a Notary Public in and for said County and State,* ALBERT H. BRADFORD AND WIFE, BEATRICE M. BRADFORD

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, Tenn. *Tennessee this* 11 *day of* Aug. *19*71.

Ruth Raleigh *Notary Public*

Commission expires April 29 1973

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 .....

AUG 13 CONV *8,000.00
AUG 13 S'TAX A* 20.80
AUG 13 PR'FEE A* .50
AUG 13 W'DEED A* 4.00 * 25.30

WARRANTY DEED

FROM
ALBERT H. BRADFORD, ET UX
TO
EARL T. TYLER, JR.

B 26840

IDENTIF. REFERENCE

AUG 13 1 14 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE