WARRANTY DEED

BOOK 4531 PAGE 31

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Bryant (NAME)	~~Security Federal Sav. & Loan Assn.~~ (NAME)	Map 59
470 Ewing Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Pr. 111
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

TEN AND NO/100 ***DOLLARS***

cash in hand paid and other good and valuable considerations paid by the grantee, the receipt of which is hereby acknowledged,

AUG20F MISC * A* 8.00 * 8.00

I, Rose Nell Bryant

have bargained and sold, and by these presents do transfer and convey unto the said James Edward Bryant, his ½ undivided interest in a ***heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

Land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described on map of an unrecorded survey by Richard B. Omohundro, Surveyor, dated April 19, 1960, being part of the original Marshall Waters Lands, as described in deed of record in Book 565, page 400, Register's Office for Davidson County, Tennessee at Nashville.

Beginning at a point in the southerly margin of New Ewing Road right-of-way, said point of beginning being the northwest corner of a 0.62 acre tract conveyed to J. B. Neeley and wife, Ruby Waters Neeley from Mrs. Ola Waters, a widow, by deed of record in Book 3071, page 631, Register's Office for Davidson County, Tennessee at Nashville, and running thence S 3 degrees 15' W 271.1 feet to a point; thence N 88 degrees 22' W 98.2 feet to a point; thence N 4 degrees E 250 feet to an iron pin in the southerly margin of New Ewing Road right-of-way; thence with the said southerly margin of New Ewing Road right-of-way N 78 degrees 20' E 51.6 feet to a point; thence continuing with the southerly margin of New Ewing Road right-of-way, radius-1884.86 feet, 45.8 feet to the point of beginning, and being a part of Lot No. 8 as shown on unrecorded map of survey made by Erle Drake, County Surveyor for Davidson County, Tennessee, dated April 14 and 15, 1936, and being a part of the same land conveyed by M. A. Simmons, Trustee, M. A. Simmons personally and wife, Alice Simmons by deed to Ola Waters as recorded in Book 565, page 400, Register's Office for Davidson County, Tennessee at Nashville.

Being the same property conveyed to James Edward Bryant and wife, Rose Nell Bryant, by deed from Ola Waters, a widow,, of record in book 3161, page 190, Register's Office for said County; by decree in the cause of James Edward Bryant vs. Rose Nell Bryant, No. 60985, Fourth Circuit Court of Davidson County, Tennessee, the property settlement agreement of the parties was adopted as therein recited.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 17th day of August, 19 71

Affiant

My commission expires: August 17, 1972.
(Affix Seal)

Notary Public

This conveyance is made subject to restrictions of record in book 3161, page 190, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

1/2 undivided interest in a

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Edward Bryant, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* James Edward Bryant ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Rose Nell Bryant ..... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Edward Bryant, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* August, *19* 71. ~~xx the corporate party if any having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Rose Nell Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paul K. Brown, a Notary Public in and for said County and State, the within named

Rose Nell Bryant

the bargainor, 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 17th day of August, 1971.

Paul K. Brown, Notary Public.

Commission Expires August 17, 1972.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19.

, Notary Public.

Commission Expires .

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 .

WARRANTY DEED

FROM

Rose Nell Bryant

TO

James Edward Bryant

File: Security Fed. box.

3 2 7 8 0 5

IDENTIF. REFERENCE

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AUG 20 3 12 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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