BOOK 1533 PAGE 854

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles L. Bradshaw et ux (NAME)	same (NAME)	Map 145-3
5012 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-Two Thousand Five Hundred and No/100 ----------($42,500.00)---------- *Dollars,*

CASH in hand paid by Charles L. Bradshaw and wife, Bernice S. Bradshaw, the receipt of which is hereby acknowledged,

We, Nicholas Hobbs and wife, Mary T. Hobbs,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles L. Bradshaw and wife, Bernice S. Bradshaw, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lealand Manor, Seventh Addition, as of record in Book 2083, page 24, Register's Office for said County.
Said Lot No. 5 fronts 190 feet on the easterly side of Granny White Pike and runs back between parallel lines 451.4 feet ~~on the southerly~~ side and 454.4 feet on the northerly side to a dead line in the rear on which it measures 190 feet.
Being the same property conveyed to Nicholas Hobbs and wife, Mary T. Hobbs, by deed from Warren W. Ashley and wife, Mary Fleeta Ashley, of record in book 2695, page 253, Register's Office for said County.

This Instrument Was Prepared By
Drewry Pedigo, Jr.
Of The Law Firm Pedigo & Landon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 42500.00

Subscribed and sworn to before me, this the 1st day of September 1971

Affiant Charles L. Bradshaw

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 5012 Granny White Pike, Nashville, Tennessee (House Number) (Street) 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 Charles L. Bradshaw and wife, Bernice S. Bradshaw, their

(successors), heirs and assigns forever. We *covenant that* we are *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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles L. Bradshaw and wife, Bernice S. Bradshaw, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 1st *day of* September, 1971, *the corporate seal, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicholas Hobbs

Mary T. Hobbs

BOOK 4533 PAGE 855

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Nicholas Hobbs and wife, Mary T. Hobbs,

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, *Tennessee, this* 1st *day of* September, *19*71.

Mary Ensley
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC

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 .....

Buen. Title 212252

WARRANTY DEED

FROM

Nicholas Hobbs et ux

TO

Charles L. Bradshaw et ux

SEP-1 71 CONV 42,500.00
SEP-1 71 S'TAX A* 110.50
SEP-1 71 PR'FEE A* .50
SEP-1 71 W'DEED A* 4.00 * 115.00

B 2911 14

IDENTIF. REFERENCE

SEP 1 2 51 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE