THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4769 PAGE 342 READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-12-333	Mr/Mrs Robert Bratcher, Jr. same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 29604
8DA-26415	543 Annex Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JEC-4[illegible]	CONV	19,000.00			
JEC-4[illegible]S'TAX			A*	49.40	
JEC-4[illegible]PR'FEE			A*	.50	
JEC-4[illegible]	W'DEED		A*	4.00	* 53.90

JAMES B. RICHARDSON and wife, FREDDIE PEARL RICHARDSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT E. BRATCHER, JR., and wife, SHERRY D. BRATCHER 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. 28 on the Plan of Charlotte Park Annex, as of record in Book 3700, page 49.

Said Lot No. 28 fronts 55 feet on the westerly side of Annex Avenue and extends back 148.9 feet on the southerly line and 148.6 feet on the northerly line, to a dead line in the rear on which it measures 52.71 feet.

Being the same property conveyed to James B. Richardson and wife, Freddie Pearl Richardson, by deed from Gold Crown Homes, a joint venture, of record in Book 4077, page 801.

This conveyance is made subject to restrictionsin Book 3963, page 586, and easement granted TVA by instrument in Book 787, page 15.

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.

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 29th day of November, 1973.

Freddie Pearl Richardson
Freddie Pearl Richardson

James B. Richardson
James B. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named James B. Richardson and wife, Freddie Pearl Richardson the 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, the 29th day of November, 1973.

My commission expires: 7-27-77

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES B. RICHARDSON AND WIFE

TO ROBERT E. BRATCHER, JR. AND WIFE

C 33909

IDENTIF. REFERENCE

DEC 4 10 43 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l. Bk. Bldg.
Nashville, Tennessee
37219

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