BOOK 1850 PAGE 37

This Form furnished by Attorneys Title Company, Inc.

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

Form No. WD-3

FROM

GEORGE E. BRADY and wife

LOIS BRADY

TO

CLAUDE E. SWANN, TRUSTEE

For draftsman's use

THIS INSTRUMENT PREPARED BY:
HENRY K. BUCKNER, JR. ATTY.
3937 GALLATIN ROAD
NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDE E. SWANN, TRUSTEE (NAME)	Same (NAME)	Map 39
3937 GALLATIN RD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 106
NASHVILLE TENN. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D-11535

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

SEP 6 12 46 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 16,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Sept. 19 74

Notary Public

MY COMMISSION EXPIRES: [illegible] 1977

(AFFIX SEAL)

C7.0144

For and in Consideration of the sum of $10.00

TEN and NO/100 DOLLARS

cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder the said grantee agrees and understands that this conveyance is made subject to the balance owing under the terms of a Warranty Deed from ELTON E. BRADY and wife MARGARET L. BRADY, to GEORGE E. BRADY and wife LOIS BRADY, of record in Book 4362, Page 862, said Register's Office, to secure the payment of one note payable to ELTON E. BRADY and wife, in the original principal sum of $8,423.00. Also subject to the balance owing under the terms of a Deed of Trust executed by GEORGE E. BRADY and wife LOIS BRADY, to F. RONALD MARTIN, Trustee, of record in Book 4832, Page 384, said Register's Office, to secure to Commerce Union Bank the payment of one note in the original principal sum of $8,197.20

SEP-6-74	CONV	16,600.00			
SEP-6-74	S'TAX		A*	43.16	
SEP-6-74	PR'FEE		A*	.50	
SEP-6-74	W'DEED		A*	6.00	* 49.66

We, GEORGE E. BRADY and wife LOIS BRADY,

have bargained and sold, and by these presents do transfer and convey unto the said CLAUDE E. SWANN, Trustee with full power to mortgage, sell or otherwise convey without the joinder or disclosure of any beneficiary.

his 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 14th (formerly 24th) Civil District of said County described according to a copy of a survey made by Hickerson-Miller, Engineers, May 29, 1959, as follows:

Beginning at a point in the south margin of Old Hickory Blvd. at the northeast corner of tract of 14.9 acres that was conveyed to Charles R. Givan and wife, by deed of record in Book 3096, page 293, Register's Office of said County. Thence along the margin of Old Hickory Blvd. in an easterly and southeasterly direction, 560 feet to a point; thence 45° west 60 ft. to a fence post;

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thence south 1° 30' west 352 feet to a fence post; thence north 87° 15' west 530 feet to the southeasterly corner of the Givans Tract above referred to; thence north 8° 20' east 600 feet to the beginning, containing 6.2 acres, more or less.

Being the same property conveyed to GEORGE E. BRADY and wife ,LOIS BRADY, by deed from ELTON E. BRADY and wife, MARGARET L. BRADY, of record in Book 4362, Page 862, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as OLD HICKORY BLVD. NASHVILLE, TENNESSEE
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLAUDE E. SWANN, TRUSTEE his heirs and assigns, forever.

And we do covenant with the said CLAUDE E. SWANN, TRUSTEE that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as herein above stated.

And we, GEORGE E. BRADY, and wife LOIS BRADY do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said CLAUDE E. SWANN, TRUSTEE his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of Cctober, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X George E. Brady

X Lois Brady

MAIL TO: JIM STEVENS RLTY. AUCTION

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE E. BRADY and wife LOIS BRADY

the bargainors, 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 6th day of August, 1974

Edna Earle Cassetty, Notary Public

Commission Expires My Commission Expires Dec. 5, 1977

NOTARY PUBLIC EARL CASSETTY DAVIDSON COUNTY, TENN.

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

"SALES THAT SATISFY"

226-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.