THIS INSTRUMENT PREPARED BY James H. Cummings, Atty., Woodbury, Tenn.

BOOK 4873 PAGE 583

WARRANTY DEED FORM 20 (REV. 4-69) Andrews-Nashville

For and in Consideration of the sum of One Dollar ($1.00) cash in hand paid by each of us to the other, the receipt whereof is hereby acknowledged, ~~xx~~ and for the expressed purpose of creating and vesting in ourselves as husband and wife an estate by the entireties in and to the hereinafter described properties, we, Joe L. Brandon and wife, Gladys Brandon,

104-5
286 PW

DEC-9 MISC A* 8.00 * 8.00

Buyer + Tax Bills
Joe L Brandon etux
3602 Central Ave
Nash. Tenn

IDENTIF. REFERENCE
DEC 9 9 03 AM '74
FEE REGISTER
DAVIDSON COUNTY, TENN.

C80776

have bargained and sold, and by these presents do transfer and convey unto the ~~xxx~~ other of us and ~~xxx~~ respective---------- heirs and assigns. a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Situate, lying and being in Davidson County, State of Tennessee, and being Lot No. 254 and the westerly 20 feet of Lot No. 255 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 254 and part of Lot No. 255 front together 70 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

And being the identical property conveyed to us and Hester Williams by deed executed by Joe L. Brandon, Gladys Brandon and Alic Russell, Trustee, of date September 18, 1963, and of record in the Register's Office of said County in Deed Book 357, page 449, to which deed and record, and the references therein made, reference is here made for a more accurate description and for chain of title.

The said Hester Williams died intestate in Davidson County, Tennessee, on December 15, 1972, leaving the said Gladys Brandon as

her only child and sole heir at law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Joe L. Brandon and wife, Gladys Brandon heirs and assigns, forever. And we do covenant with ~~the~~ each other that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said land to ~~the~~ each other, our heirs and assigns, against the lawful claims of all persons whomsoever. ~~And it is expressly understood and agreed that the purpose and intent of the parties hereto is to convey all of the property~~

Witness our hand s, this 7th day of December, 19 74

..... /s/ E. L. Brandon

..... Gladys Brandon

....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

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STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

.....
Affiant

Subscribed and sworn to before me, this the.....day of....., 19.....

.....
Notary Public

My commission expires.....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE CANNON COUNTY

Personally appeared before me, J. Barrett Melton, Jr. , a Notary Public in and for said County and State, the within named Joe L. Brandon and wife, Gladys Brandon

the bargainorg , 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 Woodbury
Tennessee, this 7th day of December, 19 74

My Commission Expires January 12, 19 75 J. Barrett Melton, Jr.
Notary Public

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

Warranty Deed

FROM

.....

Joe L. Brandon .....

TO

Gladys Brandon .....

.....

STATE OF TENNESSEE

....COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock.....M. Noted in Note Book....., page....., and recorded in Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Agent-Nashville
(REV. 4-69)

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