WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-10-19 Pd	ALBERT STEVEN BRADFORD ET UX PATRICIA IRENE BRADFORD	Fidelity Federal Savings & Loan 4th. & Union St, Nashville, Tenn., 37219
FIELD BOOK NUMBER(S) 9D 24586	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 521 Westward Winds Drive	LOAN OR ACCOUNT NO.
		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), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

CHARLES DOUGLAS ARMSTRONG and
BRENDA RICHARDSON (ARMSTRONG) CURTIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT STEVEN BRADFORD and wife, PATRICIA IRENE BRADFORD,

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. 36 on the Plan of Westward Winds Subdivision as of record in Book 3700, page 32, Register's Office for said County.

Said Lot 36 fronts 78.1 feet on the southerly margin of Westward Winds Drive and extends back 155.0 feet on the westerly line, and 146.5 feet on the easterly line, to a line on the rear on which it measures 77.6 feet.

Being the same property conveyed to Charles Douglas Armstrong and wife, Brenda Richardson Armstrong, by deed from Gary Wayne Crowe and wife, of record in Book 4373, page 242, Register's Office for said County; the said Grantors having since been divorced by decree of the Circuit Court for Davidson County, Tennessee (# 73807), and the said Brenda Richardson Armstrong having since remarried and now being Brenda Richardson Armstrong Curtis.

This conveyance is made subject to restrictions of record in Book 3944, page 377, said Register's Office.

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., except for 1975 taxes.

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 14th day of October, 1975.

Charles Douglas Armstrong — Brenda Richardson Armstrong Curtis

CHARLES DOUGLAS ARMSTRONG — BRENDA RICHARDSON ARMSTRONG CURTIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4963 PAGE 27

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named CHARLES DOUGLAS ARMSTRONG and BRENDA RICHARDSON ARMSTRONG CURTIS, 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 14th day of October, 19 75.

My commission expires: 4/23/78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

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 IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 19 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

WARRANTY DEED

FROM

CHARLES DOUGLAS ARMSTRONG &
BRENDA RICHARDSON ARMSTRONG
CURTIS

TO

ALBERT STEVEN BRADFORD & WIFE
PATRICIA IRENE BRADFORD

D 20661

IDENTIF. REFERENCE

OCT 20 3 33 PM '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OCT 20 75 CONV 36,000.00
OCT 20 75 S'TAX ** 97.60
OCT 20 75 PRFEE A* .50
OCT 20 75 DEED A* 4.00 * 98.10

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