THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 4984 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. James R. Lent (NAME)	Fidelity Federal Savings (NAME)	16DA-3325
1499 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Map 117-12
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

and other valuable consideration, receipt of which is hereby acknowledged.

We, Elbert Clayton Braddock, Jr. and wife, Jowain B. Braddock

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Lent and wife, Shirley L. Lent their ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the plan of Galecrest No. 2, as of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.
Said Lot No. 12 fronts 75 feet on the southerly side of Woodmont Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Elbert Clayton Braddock, Jr., and wife, Jowain B. Braddock, by deed from Jeanne Goodwin Miller, et al, of record in Book 4757, page 890, Register's Office for said County.

This conveyance is made subject to the following exceptions: (1) 1975 taxes to be prorated and assumed by Grantee; (2) A 8-foot easement for public utilities along the rear lines of premises and drainage and anchor easement located on premises, a 35-foot building setback line from Woodmont Avenue, and conditions of owner's certificate, as shown on plan of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $ 45,900.00

Subscribed and sworn to before me, this the 20th day of October 1975

Affiant

My commission expires ~~The Pleasure of the Notary~~ August 15, 1979

Notary Public

This is (unimproved ( ) improved (X)) property, known as 1499 Woodmont Boulevard, Nashville, Tenn. 37215
(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 James R. Lent and wife, Shirley L. Lent their ~~XXXXX~~, 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, except as set forth above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James R. Lent and wife, Shirley L. Lent, their ~~XXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of October, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elbert Clayton Braddock, Jr.

Jowain B. Braddock

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR., a Notary Public in and for said County and State, ELBERT CLAYTON BRADDOCK, JR. & WIFE JUWAIN B. BRADDOCK

the within named 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 NASHVILLE Tennessee, this 20th day of October, 19 75.

George V. Crawford
Notary Public

My Commission Expires August 15, 1979

GEORGE V. CRAWFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 ...

Loan No. 110471-6

WARRANTY DEED

FROM

ELBERT CLAYTON BRADDOCK, JR., ET UX

TO

JAMES R. LENT, ET UX

LOAN ASSOCIATION OF NASHVILLE

D 2 1 3 3 6

IDENTIF. REFERENCE

Oct 23 3 22 PM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OCT 23 75	CONV	45,900.00			
OCT 23 75	S'TAX		A*	119.34	
OCT 23 75	PR'FEE		A*	.50	
OCT 23 75	W'DEED		A*	4.00	* 123.84