DO NOT Publish

FORM NO. WD-1

BOOK 4985 PAGE 263

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1976

Notary Public

MY COMMISSION EXPIRES: May 10, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, 906 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret L. Akins single, & son, John W. Akins, Jr. (NAME)	SAME (NAME)	81-11
164 Haynes Park Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	365
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail to

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Bradford and wife, Queen E. Bradford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Akins, single and son John W. Akins, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee being the southerly one-half of Lot No. 303 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

SAID Part of Lot No. 303 fronts 50 feet on the easterly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Robert L. Bradford and wife, Queen E. Bradford by deed from Eva Garfinkle, a widow of record in Book 4964, page 779, said Register's Office for Davidson County, Tennessee.

THE grantees herein assume and agree to pay the lien of record in Book 4964, page 779, Register's Office Davidson County, Tennessee and acknowledge reading said instrument as to the terms of said lien and the conditions and stipulations of a letter from Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 4947, page 740.

This is { } unimproved { } improved property, known as 1612-16th Avenue North Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of January, 1976

Robert L. Bradford — Margaret L. Akins

Queen E. Bradford

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said County and State, the within named Robert L. Bradford and wife, Queen E. Bradford Margaret L. Akins, single, ~~and son John W. Akins, Jr.~~

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 5th day of January 19 76

Commission expires May 10, 1976

Caesar E. Urrutia
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM Robert L. Bradford and wife,

TO Queen E. Bradford

Margaret L. Akins single and son, John W. Akins, Jr.

D 30761

IDENTIF. REFERENCE

JAN 5 1 51 PM '76

FELIX Z. WINSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-5-76	CONV	14,000.00			
JAN-5-76	S'TAX		B*	36.40	
JAN-5-76	PR'FEE		B*	.50	
JAN-5-76	W'DEED		B*	4.00	* 40.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.