BOOK 4988 PAGE 426

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Henry Dawson, Jr. and wife, Marsha W. Dawson	Mortgage Associates, Inc.	147-5
(NAME:) 4928 Danby Drive	(NAME) 1835 Savoy Drive, N.E.	#200
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Atlanta, GA 30341	6D,U-29795
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JAMES CURTIS BRADLEY and wife, FRANCES CAROLYN WARD BRADLEY

have this day bargained and sold, and do hereby transfer and convey unto the said

ROBERT HENRY DAWSON, JR. and wife, MARSHA W. DAWSON their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Caldwell Country Estates, Section I, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 62 fronts 80.0 feet on the northeasterly margin of Danby Drive and extends back 290.1 feet on the northwesterly line and 277.5 feet on the southeasterly line, to a dead line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to James Curtis Bradley and wife, Frances Carolyn Ward Bradley, by deed from James A. Simpson and wife, Velma P. Simpson, of record in Book 4418, page 392, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,900.00

Subscribed and sworn to before me, this the 9th day of January 1976

Affiant Robert Henry Dawson Jr

My commission expires: 4/27/77 (Affix Seal)

Notary Public Gail P. Pigg

This is (unimproved) (X) property, known as 4928 Danby Drive, Nashville, TN (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

ROBERT HENRY DAWSON, JR. and wife, MARSHA W. DAWSON their *(successors),*

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 for 1976 taxes, restrictions of record in BK.2802,p.369 and plan of record in BK.2663,p.68, said register's office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROBERT HENRY DAWSON, JR. and wife, MARSHA W. DAWSON their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Curtis Bradley

James Curtis Bradley

Frances Carolyn Ward Bradley

Frances Carolyn Ward Bradley

GEORGIA
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James Curtis Bradley and wife, Frances Carolyn Ward Bradley

*the within named 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 Atlanta, Georgia ~~Tennessee~~
this 8th *day of* January *, 19* 76

Eleanor B. Casey *Notary Public*

Notary Public, Georgia, State at Large
My Commission Expires Apr. 19, 1977
Commission expires

NOTARY PUBLIC STATE OF GEORGIA AT LARGE ELEANOR B. CASEY

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 *.

JAN 14 76 CONV 34,900.00
JAN 14 76 S'TAX B* 90.74
JAN 14 76 PR'FEE B* .50
JAN 14 76 W'DEED B* 4.00 * 95.24

WARRANTY DEED

FROM
James Curtis Bradley et ux

TO
Robert Henry Dawson, Jr. et ux

D 32099

IDENTIF. REFERENCE

JAN 14 11 40 AM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

$ 325 Law 1 Copy

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
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