BOOK 3015 PAGE 504

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dorothy Grady & Nathaniel Kelso	First Federal Savings & Loan Assoc.	Field Bk.#20W-30750
(NAME)	(NAME)	
1101 North 8th Street	Union at Fourth	82-4-73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, love and affection which we have for our grandchildren. and ~~XXXXXXX~~ other good and valuable considerations including agreements by the Grantees to assume and pay the balance now owing upon two promissory notes, the first dated April 3, 1959, in the original principal amount of $ 6,450.00 and made payable to First Federal Savings and Loan Association of Nashville, which note is secured by a lien on the property herein conveyed more fully described in a Deed of Trust from Charles R. Cole and wife, Edna Elaine S. Cole to T.I. Holman, Jr., Trustee of record in Book 2914, page 421, Register's Office for Davidson County, Tennessee, and a second promissory note dated August 6, 1974 in the original principal amount of $1,078.92 and made payable to First Federal Savings and Loan Association of Nashville, which note is secured by a lien on the property herein conveyed more fully described in a Deed of Trust from Joe Clem Bonner and wife, Mary L. Bonner to T.I. Holman, Jr., Trustee, of record in Book 4843, page 69, Register's Office for said County; we, JOE CLEM BONNER and wife, MARY L. BONNER

have bargained and sold, and by these presents do transfer and convey unto the said DOROTHY GRADY and NATHANIEL KELSO, as tenants in common

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 303 and 304 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 303 and 304 adjoin and front together 62 feet on the easterly side of North 8th Street, and run back between parallel lines, Lot No. 303 running back along the northerly margin of Evanston Avenue, 165 feet to an alley.

Being the same property conveyed to Joe Clem Bonner and wife, Mary L. Bonner, by deed from Charles R. Cole and wife, Edna Elaine S. Cole, of record in Book 3435, page 228, said Register's Office.

The said Grantors, JOE CLEM BONNER and wife, MARY L. BONNER, reserve unto themselves a life estate in said above described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime.

APR 23 76	CONV	*6,590.00			
APR 23 76	S'TAX		B* 17.16		
APR 23 76	PR'FEE		B* .50		
APR 23 76	W'DEED		B* 4.00	*	21.66

unimproved ( )
This is improved (X) property, known as 1101 (House Number) North Eighth Street (Street)
Nashville, Tennessee, (City or Town) 37207. (Zip Code) (P. O. Address)

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.

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.

Witness our hands this 19 day of April, 1976.

x Joe Clem Bonner
Joe Clem Bonner

x Dorothy Grady
x Dorothy Grady

x Mary L. Bonner
Mary L. Bonner

x Nathaniel Kelso
Nathaniel Kelso

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ursula E. Grave, a Notary Public in and for said County and State, the within named JOE CLEM BONNER and wife, MARY L. BONNER

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, TN, this 1st day of April, 1976.

My commission expires Feb. 2, 1979 Notary Public Ursula E. Grave

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ursula E. Grave, a Notary Public in and for said County and State, the within named DOROTHY GRADY, and NATHANIEL KELSO, 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, TN, this 1st day of April, 1976.

My commission expires Feb. 2, 1979 Notary Public Ursula E. Grave

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,590.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Dorothy Grady

Sworn to and subscribed before me this 13th day of April, 1976.

My commission expires 2-7-79 Notary Public Virginia R Runion

This instrument was prepared by:		
Name	This instrument prepared by STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM JOE CLEM BONNER and wife,

TO MARY L. BONNER

DOROTHY GRADY and NATHANIEL KELSO

D 46115

IDENTIF. REFERENCE

APR 23 3 38 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219