This instrument prepared by:
Alan C. DeBusk
Attorney at Law
700 Home Federal Tower
Nashville, Tennessee 37219

BOOK 5039 PAGE 677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Floyd Eugene Fry, et ux	same	
(NAME:) 2909 Eastland Avenue	(NAME)	83-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	244 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) Dollars,
cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged,

Larry Thurman Braddom and wife, Kathy K. Braddom

have this day bargained and sold, and do hereby transfer and convey unto the said Floyd Eugene Fry and wife, Patricia A. Fry, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 402 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, Page 86, Register's Office for said County.

Said Lot No. 402 fronts 74 feet on the west side of Eastland Avenue and runs back betwen lines 313.8 feet on the south line and 273.9 feet on the north line which is a broken line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Larry Thurman Braddom and wife, Kathy K. Braddom by deed from Vicki F. Waffird, of record in Book 4751, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

(a) Restrictions of record in Book 2275, page 179, said Register's Office.

(b) The recorded plan shows an Owner's Certificate, a 75 foot setback line from Eastland Drive, and a 10-foot easement for public utilities and drainage along the northerly and westerly lines of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,000.00

Subscribed and sworn to before me, this the 23rd day of June 1976

Affiant Bonnie Bailey

My commission expires: 10/4/78 (Affix Seal)

Notary Public Barbara Ferguson

This is unimproved ( ) improved (X) property, known as 2909 Eastland Ave, Nashville, Tennessee (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 Floyd Eugene Fry and wife, Patricia A. Fry, 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 which are to be prorated and assumed by Grantee, and as otherwise noted herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Floyd Eugene Fry and wife, Patricia A. Fry, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of June, 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.

Larry Thurman Braddom
Larry Thurman Braddom

Kathy K. Braddom
Kathy K. Braddom

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Thurman Braddom and wife, Kathy K. Braddom

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 Nashville, Tennessee, this 23rd day of June, 1976.

Barbara Ferguson Notary Public

Commission expires 10/4/78

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.....

JUN 28 76	CONV	27,000.00			
JUN 28 76	S'TAX		B*	70.20	
JUN 28 76	PR'FEE		B*	.50	
JUN 28 76	W'DEED		B*	4.00	* 74.70

WARRANTY DEED

FROM

TO

D 55721

IDENTIF. REFERENCE

JUN 28 1 20 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail Affidavit to Grantee