FORM NO. WD-1

BOOK 5048 PAGE 330

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,350.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY 19 76

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homan T. Braddock (NAME)	Engel Mortgage Company, Inc. (NAME)	33-12
116 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	44
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	G006353 STA

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 E. Miers and wife, Judy Maxine Miers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homan T. Braddock et ux Jacquelin J. Braddock

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 Lot No. 150 on the plan of Gatewood, Section One, of record in Book 3300, pages 47 - 52, Register's Office for said County.

SAID Lot No. 150 fronts 76.0 feet on the easterly margin of Marita Avenue and extends back 165.6 feet on the northerly line and 187.9 feet on the southerly line to a dead line in tne rear, measuring 80.0 feet thereon.

BEING the same property conveyed to Robert E. Miers by deed from Frank E. Harned and wife, Mary Ann Harned of record in Book 4684, page 365, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

JUL21'76	CONV	30,350.00			
JUL21'76	S'TAX		B*	78.78	
JUL21'76	PR'FEE		B*	.50	
JUL21'76	W'DEED		B*	4.00	* 83.28

This is improved (XX) unimproved ( ) property, known as 116 Marita Avenue (House Number) (Street) Goodlettsville, TN 37072 (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 my hand this 20TH day of JULY 19 76

Robert E. Miers

Judy Maxine Miers
BY: Robert E. Miers
Robert E. Miers
Attorney in Fact.

STATE OF TENNESSEE
Davidson County

BOOK 5048 PAGE 331

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Miers

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20TH day of JULY 1976

Commission expires 3-8-80

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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

WARRANTY DEED

FROM Robert E. Miers

TO Homan T. Braddock

D 59513

IDENTIF. REFERENCE

JUL 21 3 22 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

Book 5048
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Miers with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Judy / Maxine Miers as her Attorney in Fact as the free act and deed of the within named Judy Maxine Miers

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of July, 1976.

Notary Public

My commission expires:

3-8-80