FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 76.

[illegible]
Notary Public

MY COMMISSION EXPIRES: 4-27-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Melvin B. Butler, Attorney At Law, 633 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Braden, et ux (NAME)	Same (NAME)	71-8
518 Wesley Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	227
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Carolyn Faye Downs Wheeler,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Braden and wife, Era L. Braden

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. 50 on the Map of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for said County. Said Lot No. 50 fronts 60 feet on the southerly side of Wesley Avenue and runs back between lines, 199.8 feet on the west line and 198.2 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property inherited by Carolyn Faye Downs Wheeler from her father and mother, Floyd Smith and Edith T. Smith, by Will probated on February 9, 1976, in the Probate Court of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 518 Wesley Avenue, 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 My hand this 28th day of September, 19 76

Carolyn Faye Downs Wheeler

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jean B. Creamer, a Notary Public in and for said County and State, the within named Carolyn Faye Downs Wheeler

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 1976.

My commission expires 4-27-80

Jean B. Creamer
Notary Public

STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Carolyn Faye Downs Wheeler

TO
John D. Braden and wife,
Era L. Braden

D 70687

T
IDENTIF. REFERENCE

OCT 1 12 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-1 76	CONV	10,000.00			
OCT-1 76	S'TAX		B*	26.00	
OCT-1 76	R'FEE		B*	.50	
OCT-1 76	W'DEED		B*	4.00	* 30.50