BOOK 5240 PAGE 893

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Herbert L. Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert L. Bradshaw (NAME)	Dobson & Johnson, Inc. (NAME)	4D 31668
128 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	74-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	248

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, James M. Smith et ux Gwendolyn V. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert L. Bradshaw et ux Peggy K. Bradshaw

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:

BEING Lot No. 1063 on the Plan of Hermitage Hills, Section 10, of record in Book 3600, Page 50, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James M. Smith et ux Gwendolyn V. Smith by deed from Frank D. Howell et ux Mary Jo Howell of record in Book 5090, Page 507, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 3765, Page 134, said Register's Office. Public utility easement; drainage easement; sewer easement and building lines of record in Book 3600, Page 50, said Register's Office.

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

This is unimproved ( ) / improved (XX) property, known as 128 Jacksonian Drive (House Number) (Street) Hermitage, TN 37076 (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 our hands this 4TH day of JANUARY, 1978

James M. Smith James M. Smith

Gwendolyn V. Smith Gwendolyn V. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Smith et ux Gwendolyn V. Smith

the bargainor, 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 4TH day of JANUARY 19 78

Commission expires 6-24-81

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 (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

E 4501-9

WARRANTY DEED

FROM James M. Smith

TO Herbert L. Bradshaw

IDENTIF. REFERENCE

JAN 6 10 51 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TENN.

JAN-6 78	CONV	41,500.00			
JAN-6 78	S'TAX		S*	107.90	
JAN-6 78	PR'FEE		S*	.50	
JAN-6 78	W'DEED		S*	4.00	* 112.40