BOOK 5289 PAGE 421

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Robert L. Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 19 78.

Notary Public

MY COMMISSION EXPIRES: 1/29/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Braden (NAME)	The Kissell Company (NAME)	13DA 40430
3028 Vista Valley Court (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	59-5
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	264

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, Virginia B. Gray (widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Braden et ux Jacqueline M. 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:

BEING Lot No. 269 on the Plan of Buena Vista Estates, Section 6, of record in Plat Book 4460, page 85, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wayne N. Gray and wife, Virginia B. Gray by deed from A & R Builders, of record in Book 4861, page 457, said Register's Office. The said Wayne N. Gray having since died.

This conveyance is subject to restrictions of record in Book 4620, page 866, said Register's Office.

This conveyance is subject to a public utility & drainage easement and building lines of record in Plat Book 4460, page 85 Register's Office, Davidson County, Tennessee.

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

This is improved ( ) unimproved ( ) property, known as 3028 Vista Valley Court (House Number) (Street) Nashville, Tennessee 37218 (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 17TH day of MAY, 19 78

Virginia B. Gray Virginia B. Gray

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STATE OF TENNESSEE
Davidson County

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

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 17th day of May, 19 78

Commission expires 4/24/80

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 (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 67090

WARRANTY DEED

FROM Virginia E. Gray

TO Robert L. Braden

IDENTIF. REFERENCE

MAY 24 11 10 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAY 24 78	CONV	39,000.00			
MAY 24 78	S'TAX		B*	101.40	
MAY 24 78	PR'FEE		B*	.50	
MAY 24 78	W'DEED		B*	4.00	* 105.90