THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

04-64-781-7

WARRANTY DEED

BOOK 5326 PAGE 931

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD JOE BRASWELL ET UX	SECURITY FEDERAL SAVINGS & LOAN	161 - 3-149 KS
(NAME)	(NAME)	
5040 N. HILSON ROAD	4235 HILLSBORO ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37211	NASHVILLE, TENN. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

W. L. Bainbridge, III and wife, Josephine G. Bainbridge

have this day bargained and sold, and do hereby transfer and convey unto the said

Ronald Joe Braswell and wife, Pamela P. Braswell,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of McMurray Park of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 29 fronts 64.10 feet along the easterly margin of North Hilson Drive, and extends back between lines measuring 175.90 feet on the northerly side and 176.08 feet on the southerly side to a line in the rear measuring 57.87 feet.

Being part of the same property conveyed to W. L. Bainbridge, III by deed from Coleman Realty Company, of record in Book 5061, page 787, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5185, page 137, Register's Office of Davidson County, Tennessee; also subject to the plan of record in Book 5050, page 89, said Register's Office, showing an owner's certificate, a 20-foot minimum building setback line from North Hilson Drive, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,300.00

Subscribed and sworn to before me, this the 17th day of August, 19 78

Affiant

My commission expires: 2-10-80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5040 North Hilson Drive (House Number) (Street) Nashville, Tenn. 37211 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

Ronald Joe Braswell and wife, Pamela P. Braswell, 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 the 1978 taxes which have been prorated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ronald Joe Braswell and wife, Pamela P. Braswell, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 16th *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. L. Bainbridge, III

Josephine G. Bainbridge

BOOK 5326 PAGE 932

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* W. L. Bainbridge, III and Josephine G. Bainbridge, *the within named bargainors, 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* 16th *day of* August, *19* 78

Diane Carter Notary Public

Commission expires May 3, 1981

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 .....

WARRANTY DEED

FROM

W. L. BAINBRIDGE, III ET UX

TO

RONALD JOE BRASWELL ET UX

5040 N. HILSON ROAD

NASHVILLE, TENN. 37211

MAIL

E 8 3 7 1 9

IDENTIF. REFERENCE

AUG 18 11 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 78	CONV	36,300.00			
AUG 18 78 S'TAX			B*	94.38	
AUG 18 78 PR'FEE			B*	.50	
AUG 18 78	W'DEED		B*	4.00	* 98.88

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
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NASHVILLE, TENNESSEE