Prepared by: Barry W. Bedford
Attorney at Law
18th Floor, First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5369 PAGE 973

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Douglas J. Fradley et ux	Kentucky Mortgage Company, Inc.	5DU 10301
(NAME)	(NAME)	
410 Tampa Drive	Post Office Box 13013	133-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Lexington, Kentucky 40511	108
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount $37,000.00 to Dobson and Johnson, Inc., secured by a deed of trust to Albert W. Johnson, Trustee, of record in Book 5274, page 592, Register's Office for Davidson County, Tennessee. Said note and deed of trust were assigned to Kentucky Mortgage Company, Inc. of record in Book 5287, page 48, Register's Office for Davidson County, Tennessee.

We, David J. Pearce and wife, Judy W. Pearce,

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

Douglas J. Fradley and wife Susan S. Fradley, their

(successors), heirs and assigns,

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

BEING Lot No. 62 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot 62 fronts 63.35 feet on the easterly margin of Tampa Drive and extends back 200.11 feet on the northerly line and 197.00 feet on the southerly line to a line on the rear on which it measures 87.43 feet.

BEING the same property conveyed to David J. Pearce and wife, Judy W. Pearce by deed from Donald P. Lashbrook and wife, Raynelle M. Lashbrook of record in Book 5274, page 590, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,869.25

Subscribed and sworn to before me, this the 30 day of November 19 78

Affiant: x Douglas J. Fradley

My commission expires: 8/29/79 (Affix Seal)

Notary Public: Barry W. Bedford

This is improved ☒ unimproved ☐ property, known as 410 Tampa Drive, Nashville, Tennessee 37211
(House Number) (Street) 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

Douglas J. Fradley and wife, Susan S. Fradley, 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 as herein mentioned.

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

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

Witness our *hand* s *this* 30th *day of* November, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x David J. Pearce
(DAVID J. PEARCE)

x Judy W. Pearce
(JUDY W. PEARCE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5369 PAGE 974

Personally appeared before me, the undersigned
for said County and State, David J. Pearce and wife, Judy W. Pearce, a Notary Public in and
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
this 30th day of November, 19 78.

Commission expires 8/29/79

Barry W. Bedford
Notary Public

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.....

Commission expires ....Notary Public

DEC-1 78 CONV 45,869.25
DEC-1 78 S'TAX B* 119.34
DEC-1 78 PR'FEE B* .50
DEC-1 78 W'DEED B* 4.00 * 123.84

WARRANTY DEED

FROM
David J. Pearce et ux
TO
Douglas J. Fradley et ux

F: 0 2 8 6 7:

IDENTIF. REFERENCE

DEC 1 10 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238