ERA BRADEN----------DEED TO----------SAMUEL L. BRADEN

71-8 227

This instrument prepared by
H. Donald Holman, Attorney
Northeast Corner Public Square
Fayetteville, Tennessee

BOOK 5406 PAGE 464

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, this day cash in hand paid, together with my love and affection for the Grantee herein, the receipt of all of which is hereby acknowledged, I, the undersigned Era Braden, have bargained and sold and do hereby transfer and convey unto Samuel L. Braden the following described real estate lying and being in Davidson County, Tennessee and bounded and described as follows:

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.

And being the same tract or parcel previously conveyed unto John D. Braden and wife Era L. Braden by deed of Carolyn Faye Downs Wheeler dated September 28, 1976 and recorded in the Register's Office of Davidson County, Tennessee in Book 5074, page 179, to which deed reference is here had for particulars. John D. Braden died February 23, 1979 leaving Era L. Braden as the surviving tenant by the entireties.

TO HAVE AND TO HOLD the above described tract or parcel together with improvements thereon located unto the said Samuel L. Braden and unto his heirs and assigns forever.

I COVENANT with the said Samuel L. Braden, that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey the same and that the same is free, clear and unencumbered.

I FURTHER COVENANT with the said Samuel L. Braden, and hereby bind myself, my heirs and personal representatives to forever warrant and defend the title to the real estate herein conveyed against the lawful claims and demands of all persons whomsoever.

Immediate possession is hereby granted and 1979 property taxes are hereby assumed by Grantee.

Witness my hand and signature on this the 14 day of March, 1979.

Era L Braden

ERA L. BRADEN

Certificate of Acknowledgement . . . Single.

State Of Tennessee, Lincoln **County**

Personally appeared before me, Nell A. Johnson a Notary Public in and for said County and State, the within named Era L. Braden

the bargainor _____, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official Seal at Fayetteville Tennessee, this 14 day of March, 19 79

Nell A. Johnson Notary Public

My Commission as Notary Public expires on the 8th of November, 1982

NELL A. JOHNSON NOTARY PUBLIC LINCOLN COUNTY, TENN.

F.I. 88446

IDENTIFICATION REFERENCE

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

MAR 16 11 39 AM '79

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 11,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Samuel L. Braden
Affiant

Subscribed and sworn to before me this the 14 day of 3 19 79

Nell A. Johnson N.P.

NELL A. JOHNSON NOTARY PUBLIC LINCOLN COUNTY, TENN.

11-8-82

Send tax notice to:
Samuel L. Braden
Address: 519 Belvidere Ave.
Nashville, Tenn. 37207

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5406 PAGE 466

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			11000.00- CAMT.	
			28.60 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	33.10-
9173A03/16/79			BAL	.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 8 4 6

IDENTIF. REFERENCE

MAR 16 11 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 670763