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

71-8 204

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

BOOK 5486 PAGE 467

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. 75 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County.

Said Lot No. 75 fronts 60 feet on the north side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

And being the same tract or parcel previously conveyed unto John D. Braden and wife Era L. Braden by deed of Betty Ann Harbison, dated October 13, 1975 and recorded in the Register's Office of Davidson County, Tennessee in Book 4961, page 312, 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.

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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 O. 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 14th day of March, 19 79

NELL O. JOHNSON NOTARY PUBLIC LINCOLN COUNTY

Nell O. Johnson, Notary Public

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

F. I. 8847

IDENTIF. REFERENCE

MAR 16 11 40 AM '79

FILED & RECORDED REGISTER DAVIDSON COUNTY, TENN.

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

Mail

-2- ... that the actual consideration ... value of the property transferred, whichever ... which amount is equal to or greater ... with the property transferred would command ... fair voluntary sale.

Samuel L. Braden
Affiant

NELL O. JOHNSON NOTARY PUBLIC LINCOLN COUNTY

Subscribed and sworn to before me this the 14 day of March 1979

Nell O. Johnson, N.P.

11-8-82

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			13000.00- CAMT.	
			33.80 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 38.30-	

9174A03/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1. 8 8 4 7.

IDENTIF. REFERENCE

MAR 16 11 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 070764