This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5657 PAGE 799

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Kuhlman and wife, Suzanne L. Kuhlman	First Tennessee Bank N. A. Memphis	133-16-67
(NAME)	(NAME)	
307 Tampa Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by John W. Kuhlman and wife, Suzanne L. Kuhlman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John W. Kuhlman and wife, Suzanne L. Kuhlman have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $52,150.00, secured by deed of trust of record in Book 5583, page 635, Register's Office for Davidson County, Tennessee, The grantee further hereby assumes the obligations of Thomas O. Bradford and wife Jettie R. Bradford under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. We, Thomas O. Bradford and wife, Jettie R. Bradford

have this day bargained and sold, and do hereby transfer and convey unto the said John W. Kuhlman and wife, Suzanne L. Kuhlman *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 of Kenilworth Estates, Section 3, of record in Book 2900, page 149, Register's Office for said County. Said Lot No. 14 fronts 63.5 feet along the southwesterly margin of Tampa Drive and runs back 181.2 feet on the northwesterly line and 217 feet on the broken southeasterly line to a line at the rear measuring 23 feet thereon.

Being the same property conveyed to Thomas O. Bradford and wife, Jettie R. Bradford by deed from Robert G. Lambert and wife, Shirley A. Lambert, of record in Book 5583, page 632, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility purposes, a sewer and public utility easement, a 30-foot minimum building setback line from Tampa Drive, and conditions of Owner's Certificate, as shown on Plan of record in Book 2900, page 149, Register's Office for said County; a survey by Southern Land & Assoc., Inc., dated March 19, 1980, shows asphalt drive encroaching onto 10-foot public utility easement and sewer line and public utility easement across rear of property; and restrictive covenants of record in Book 3221, page 445, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,650.00

Subscribed and sworn to before me, this the 29th day of Sept 19 80

Affiant

My commission expires: 4/3/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved XX property, known as 307 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 thereto belonging, to the said Grantees 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 1980 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 our hands this 29th *day of* September *19* 80*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas O. Bradford
Thomas O. Bradford

Jettie R. Bradford
Jettie R. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5657 PAGE 800

Personally appeared before me, Mary Emory *a Notary Public in and for said County and State,* Thomas O. Bradford and wife, Jettie R. Bradford

the within named bargainor S, 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* 29th *day of* Sept., *1980*

Commission expires 4/8/84 Mary Emory *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.....

.....Notary Public

Commission expires .....

5304 09/30 156.26- CHECK

CHICAGO TITLE INS. CO. 238848

WARRANTY DEED

FROM
Thomas O. Bradford and wife,
Jettie R. Bradford
TO
John W. Kuhlman and wife,
Suzanne L. Kuhlman

G. I. 0. 2. 0 6

T

IDENTIF. REFERENCE

SEP 30 9 30 AM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5657 PAGE 801

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57650.00- CO	
			149.76 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 156.26-	
5304A09/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G I.0.2 0 6

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IDENTIF. REFERENCE

SEP 30 9 30 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783057