FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,900

Penelope S. TeSelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1980

Elizabeth F. Miller
Notary Public

MY COMMISSION EXPIRES: 1/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene A. TeSelle et ux (NAME)	Same (NAME)	118-1-50
2007 Linden Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24 W12725
Nashville, Tn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ben A. Bradshaw and Ernestine Bradshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene A. TeSelle et ux Penelope S. TeSelle

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the westerly 52.5 feet of Lot No. 19 and the easterly 5 feet of Lot No. 18 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID parts of Lots Nos. 18 and 19 front together 57.5 feet on the northerly side of Dallas Avenue and extends back 174 feet more or less, on the easterly line and 168 feet, more or less, on the westerly line to a dead line, measuring 57.5 feet thereon.

BEING the same property conveyed to Ben A. Bradshaw and Ernestine Bradshaw by deed from Betty Geon Dill of record in Book 4830, page 659, Register's Office for Davidson County, and being the same property conveyed to Ben A. Bradshaw and Ernestine Bradshaw by quitclaim deed from Ben A. Bradshaw, Ernestine Bradshaw, Michael Bradshaw, Robert E. Brown, Johnie Mae Barbour, and Delores Scott, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1210 Dallas Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 5th day of November, 19 80

Ben A. Bradshaw
BEN A. BRADSHAW

Ernestine M. Bradshaw
ERNESTINE BRADSHAW

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben A. Bradshaw and Ernestine Bradshaw

the 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 Davidson County, Tennessee, this 5th day of November 19 80

Commission expires 1/15/83

Elizabeth F. Durkin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

BEN A. BRADSHAW
and
ERNESTINE BRADSHAW

TO

EUGENE A. TESELLE
et ux
PENELOPE S. TESELLE

PREPARED BY:
Harris & Leach, P.C.
2 Music Circle South
Nashville, Tenn. 37203

G 1 7 1 5 7
mail
out

IDENTIF. REFERENCE

Nov 12 2 54 PM '80

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			15900.00- CO	
			41.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	47.84
4051A 11/12/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 1 5 7

IDENTIF. REFERENCE

Nov 12 2 54 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 791522