WARRANTY DEED

BOOK 5691 PAGE 454

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00

X John K. Cadwallader, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 80.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC 1-15-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, Attorney, 223 Madison Street, Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Cadwallader, Jr. (NAME)	Same as new Owner (NAME)	Map 72-3
1307 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 337
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DZ 9360

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~~ I, Mary ClenDening Browder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Cadwallader, Jr.

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:

Land in Davidson County, Tennessee, being the western part of Lot No. 12 in Subdivision of part of the Mora Sharpe land, the plan of said subdivision being of record in Book 547, page 114, Register's Office for said County, described as follows:

Beginning on the northerly margin of Shelton Avenue extended, at the common corner of Lots Nos. 11 and 12, thence northwardly with the line between Lots Nos. 11 and 12, 199 feet to a stake; thence southeastwardly 50 feet to a stake; thence southwardly 191 feet to a stake on the north margin of Shelton Avenue extended; thence with the north margin of said Avenue westwardly 50 feet to the beginning.

Being the same property devised to Mary ClenDening Browder by Will from Sarah Anne Gardner of record in Will Book 115, page 040, Probate Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 1307 Shelton Avenue, Nashville, Tennessee 37216
(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 my hand this 8th day of December, 19 80

/s/ Mary ClenDening Browder

MARY CLENDENING BROWDER

STATE OF FLORIDA
COUNTY OF PASCO

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary ClenDening Browder

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

Witness my hand and official seal at Holiday, Florida this 8th day of December, 19 80.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT 11 1983
BONDED THRU GENERAL INS. UNDERWRITERS

Commission Expires _____ Notary Public.

STATE OF _____
_____ 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 purpose 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

724 12/17 85.80- CHECK

G 2 2 3 0 1

RUSH

IDENTIF. REFERENCE

DEC 17 9 08 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MARY CLENDENING BROWDER

TO
JOHN K. CADWALLADER, JR.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Library of Seattle

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			30500.00- CO	
			79.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	85.80-
0724A	12/17/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 3 0 1

IDENTIF. REFERENCE

DEC 17 9 08 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 797975