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

WARRANTY DEED BOOK 5765 PAGE 416

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Bransford and wife, Sheryl B. Bransford	SAME	104-16-121
(NAME)	(NAME)	
1809 Ashwood Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		
(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 D. Bransford and wife, Sheryl B. Bransford 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 D. Bransford and wife, Sheryl B. Bransford have assumed and agree to pay the unpaid balances of original indebtednesses in the amounts of $22,000.00; $2,750.00; and $3,000.00, secured by deeds of trust of record in Book 4976, page 752, Book 5139, page 461, and Book 5512, page 552, Register's Office for Davidson County, Tennessee, respectively

We, Thomas W. Ogletree and wife, Mary-Lynn R. Ogletree

have this day bargained and sold, and do hereby transfer and convey unto the said John D. Bransford and wife, Sheryl B. Bransford

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being the east 57 feet of the west 69.5 feet of Lot No. 75 on Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said part of Lot No. 75 fronts 57 feet on the southerly side of Ashwood Avenue and runs back between parallel lines along a stone wall on the easterly line, 175 feet to an alley.

Being the same property conveyed to Thomas W. Ogletree and wife, Mary-Lynn R. Ogletree by deed from Eric E. Lowe and wife, Mary E. Lowe, of record in Book 4976, page 750, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the 1st day of July 19 81

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1809 Ashwood Avenue, Nashville, Tennessee 37212
(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 1981 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 1st *day of* July *19* 81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Ogletree
Thomas W. Ogletree, by his attorney-in-fact Penny TeSelle

Mary-Lynn R. Ogletree
Mary-Lynn R. Ogletree, by her attorney-in-fact Penny TeSelle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , *a Notary Public in and for said County and State,* .....

the within named 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 Nashville, *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 1981, before me, Mary Ensey, a Notary Public in and for said County and State, personally appeared Penny TeSelle, to me known to be the person who executed the foregoing instrument in behalf of Thomas W. Ogletree and wife, Mary-Lynn R. Ogletree and acknowledged that she executed the same as the free act and deed of said Thomas W. Ogletree and wife, Mary-Lynn R. Ogletree.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 1981.

Mary Ensey
Notary Public

Commission expires 4/8/84

WARRANTY DEED

FROM
Thomas W. Ogletree and wife,
Mary-Lynn R. Ogletree

TO
John D. Bransford and wife,
Sheryl B. Bransford

G. 4. 9 1. 3. 3

IDENTIF. REFERENCE

JUL 2 2 45 PM '81

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

PLEASE RETURN TO
CHICAGO TITLE INS CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5765 PAGE 418

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
			650[illegible].00- CO	
			175.40 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	185.90-
			4732A07/02/81 BAL	.00

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.9 1.3.3

IDENTIF. REFERENCE T

JUL 2 2 2 45 PM

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

No. 830714