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

OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5899 PAGE 573

3279

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. DeLanis (NAME)	SAME (NAME)	104-15-49
2614 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RECEIVED FOR RECORD JUN 17 3 08 PM '82

CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James A. DeLanis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Oliver P. Bragg, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James A. DeLanis

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

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 77 and the easterly 50 feet of Lot No. 78 on the map of Sunset Park, which plan is of record in Book 332, page 132, Register's Office for said County.

Said parts of Lots Nos. 77 and 78 front together 75 feet on the northerly side of West Ashwood Avenue, formerly "A" street, and run back between parallel lines 160.5 feet to a dead line.
The east half of Lot 78 being the same property conveyed to William Barton Bragg and wife, Oliver Phillips Bragg by deed from Van T. Irwin and wife, of record in Book 691, page 387, said Register's Office.
The west 25 feet of Lot 77 being the same property conveyed to W. B. Bragg and wife, Oliver P. Bragg, by deed from W. C. Nelson and wife, of record in Book 769, page 138, said Register's Office.
The said W. B. Bragg having since died.

G 9 6 1 3 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me, this the 15th day of June 19 82

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

James A. DeLanis
Affiant

Mary Ensey
Notary Public

unimproved ( )
This is improved (X) property, known as 2614 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 1982 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 15th *day of* June *19* 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oliver P. Bragg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Enoss, *a Notary Public in and for said County and State,* Oliver P. Bragg, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* August, *19* 82

Mary Enoss *Notary Public*

Commission expires 4/8/84

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Oliver P. Bragg

TO
James A. DeLanis

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 _____

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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
			64000.00- CO	
			166.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 172.90-	
			3279A06/17/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 1 3 4

IDENTIF. REFERENCE

JUN 17 3 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887004