WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 1983.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny J. Bradford, etux (NAME)	North Central Financial CO. (NAME)	74-12
176 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 1300 34 North Main Street (STREET ADDRESS)	5
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Dayton, Ohio 45402 (CITY) (STATE) (ZIP)	4D 31594

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, JAMES F. EZELL and wife, JANICE M. EZELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY J. BRADFORD, and wife JULIA R. BRADFORD

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 Lot No. 841 on the plan of Hermitage Hills, Section Seven, of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 841 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive and extends back 149.3 feet on the northwesterly line and 147.9 feet on the southeasterly line to a dead line in rear, measuring 80.0 feet thereon.

Being the same property conveyed to James F. Ezell and wife, Janice M. Ezell, by deed from Romar Construction Company, Inc., a Tennessee corporation, of record in Book 4899, page 944, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated, March 28, 1975, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4899, page 946, and note of even date thereby secured, in the original principal amount of $28,000.00 payable to Mortgage Associates Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

CONTINUED ON BACK"

unimproved ( )
This is improved (X) property, known as 176 Jacksonian Drive Hermitage, TN. 37076
(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 August, 1983

James F. Ezell
JAMES F. EZELL

Janice M. Ezell
JANICE M. EZELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. EZELL and wife, JANICE M. EZELL

the 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 Goodlettsville, Tennessee on this 5th day of August, 1983

Notary Public.

Commission Expires October 19, 1986

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

The grantee further hereby assumes the obligations of James F. Ezell and wife, Janice M. Ezell, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

H 6.5 7.7.

IDENTIF. REFERENCE

AUG 9 9 23 AM '83

FELIX Z. COLLINS REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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
			52000.00- CO	
			135.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.70-
8243A08/09/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6577

IDENTIF. REFERENCE

AUG 9 9 23 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 969800