Pitt 35

Prepared by: Joseph B. Pitt

WARRANTY DEED

BOOK 6284 PAGE 218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Douglas Bransford (NAME)	Vanderbilt University (NAME)	Map 82-16
804 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 138
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	18W-03770

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00)---------- *Dollars,*

Cash in hand paid by John Douglas Bransford and wife, Sheryl Brown Bransford and other good and valuable considerations accepted as chsh, the receipt of which is hereby acknowledged.

Henry S. Cross and wife, Marylou Y. Cross

have this day bargained and sold, and do hereby transfer and convey unto the said John Douglas Bransford and wife, Sheryl Brown Bransford *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, described as follows, to-wit:

THE westerly 45 feet of Lot No. 71 on the Plan of Barrow's Addition of record in Chancery Plan Book 1, page 13, Register's Office for Davdison County, Tennessee.

SAID part of Lot No. 71 fronts 45 feet on the southerly margin of Russell Street and extends back 170 feet on the easterly and westerly lines, to a line in the rear measuring 45 feet thereon.

BEING the same property conveyed to Henry S. Cross and wife, Marylou Y. Cross, by deed from William E. Wade and wife, Betty C. Wade, of record in Book 5385, page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 30th day of April, 19 84

Affiant

My commission expires: 7/31/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 804 Russell Street (House Number) (Street) Nashville, TN 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.

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 30th *day of* April, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry S. Cross

Marylou Y. Cross

3403

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Donna M. Gregory, *a Notary Public in and for said County and State,* Henry S. Cross and wife, Marylou Y. Cross

the within named 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 Nashville, Tennessee *this* 30th *day of* April, *19* 84

Donna M. Gregory
Notary Public

Commission expires 7/21/85

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 .....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 3 9 10 AM '84

IDENTIFICATION REFERENCE

11:95:63

WARRANTY DEED

FROM

TO

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

24500

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 _____ BOOK 6284 PAGE 220

FOR _____

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 318.50-
3403A05/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1,9563

IDENTIF. REFERENCE T

MAY 3 9 10 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33010