THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael R. Bradford 513 Castlegate Drive Nashville, TN. 37217	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	MAP 136-14 PARCEL 71 2D-62683

BOOK 6537 PAGE 505

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert A. Jolliff and wife, Marcella Joanne Jolliff

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Bradford and wife, Madge F. Bradford

hereinafter called the Grantee, Grantee's 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. 149 on the plan of Section 1, Castlegate, of record in Book 4460, page 115, Register's Office for said County. Re-recorded BOOK 6541 PAGE 503

SAID Lot No. 149, which is a corner lot, fronts 96.62 feet on the southwesterly margin of Castlegate Drive and fronts 87.68 feet on the northwesterly margin of Lake Terrace Drive, said frontages being joined by a curve having a length of 40.48 feet, and extends back 133.19 feet on the northwesterly line and 118.39 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Robert A. Jolliff and wife, Marcella Joanne Jolliff by deed from John E. Vaughan, Jr. and wife, Gloria E. Vaughan, of record in Book 5338, page 137, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4649, page 295, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Robert A. Jolliff and wife, Marcella Joanne Jolliff by Charles S. Wells, Jr. as their Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 513 Castlegate Drive, Nashville, Tn. 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of April, 1985.

Marcella Joanne Jolliff
BY: Charles S. Wells, Jr., Attorney in Fact

Robert A. Jolliff
BY: Charles S. Wells, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of April, 1985, before ~~me~~ personally appeared Robert A. Jolliff, to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: _____

Notary Public

RECEIVED FOR RECORD
JUL 2 1985
at 2:45 P.M.
2776

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6537 PAGE 506

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

Re-record
BOOK 6541 PAGE 504

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,500.00.

Michael R Bradford
Affiant

Subscribed and sworn to before me, this the 18th day of April, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Charles S. Wells, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Robert A. Jolliff and wife, Marcella Joanne Jolliff as their Attorney in Fact as the free act and deed of the within named Robert A. Jolliff and wife, Marcella Joanne Jolliff.

Witness my hand and official seal at Nashville, TN. this the 18th day of April, 1985.

Re-record
1 9 9 4 3 5

Christy Wilkins Ivey
Notary Public

My Commission expires:

Nov 1, 1987

T.
IDENTIF. REFERENCE

APR 25 11 19 AM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Robert A. Jolliff and wife,
Marcella Joanne Jolliff

to:
Michael R. Bradford and wife, Madge F. Bradford

cg

Return to:
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23385

BOOK 6537 PAGE 507

STATE OF Tennessee

COUNTY OF Davidson

Re-record
BOOK 6541 PAGE 505

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Charles S. Wells, Jr.

Sworn to and subscribed before me this 18th day of April, 19 85.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECEIVED FOR RECORD
APR 19 3 23 PM 1985
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.9.8.0.4.5

CHECK

CHARGE

1334