(1)

WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6648 PAGE 313

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
James R. Bradford (NAME)	Fidelity Federal Sav & Loan (NAME)	Map-75 -9
240 Bonnacroft Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel - 070
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D - 32078

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, BETTY L. FORTNER TYREE (formerly BETTY L. FORTNER) and husband, CHARLES TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BRADFORD and wife, DONNA 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, Tennesee, being Lot 103 on the Plan of Hermitage Hills, of record in Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee.

Said Lot 103 fronts 75 feet on the southerly side of Bonnacroft Drive and extends back 152 feet on the northwesterly line and 144.8 feet on the southeasterly line to a dead line in the rear measuring 95.6 feet thereon.

Being the same property conveyed to Betty L. Fortner by deed of record in Book 4997, Page 343, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Hermitage Hills Subdivision, Section I, of record in Plat Book 2900, Page 48 and 49, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Hermitage Hills Subdivision, Section I, of record in Book 2992, Page 53, and amended by instrument of record in Book 2998, Page 231, Register's Office of Wilson County, Tennessee.

3 4 0 6 3

IDENTIFICATION REFERENCE

SEP 5 12 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 240 Bonnacroft Drive, Hermitage, TN 37076

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, successors, assigns 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 30 DAY OF August, 19 85

Betty L. Fortner Tyree
BETTY L. FORTNER TYREE

Charles B Tyree
CHARLES TYREE

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BETTY L. FORTNER TYREE, and husband, CHARLES TYREE

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

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 30 day of August, 19 85.

Commission Expires: 11/20/85

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ 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 at _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

Notary Public

State Tax $127.40
Fee $ .50
Recording Fee $ 8.00
Total $ 135.90
Receipt No. _____

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____
Deputy

BOOK 648 PAGE 314

WARRANTY DEED

FROM
BETTY L. FORTNER TYREE
and husband
CHARLES TYREE

TO
JAMES R. BRADFORD
and wife
DONNA BRADFORD

Filed for record Sept. 3, 19 85
at _____ O'clock M.
Noted In Note Book 22 Page # _____
Recorded In Real Book 395 Page # _____
In the Register's office, for
Wilson County, Tennessee.
On this 3rd day of Sept 19 85
Margie L. Trice Register
By _____ Dep Reg

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 49,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of August 19 85.

My Commission Expires: 11/20/85

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6648 PAGE 315

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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
4026A09/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34063

IDENTIFICATION REFERENCE

SEP 5 12 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169827