FORM NO. WD-1

BOOK 6670 PAGE 757

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 1st DAY OF October, 1985

Notary Public

MY COMMISSION EXPIRES: 1-14-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Crawford, P.C. Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene D. Braden and wife, Bertha J. Braden (NAME)	SAME (NAME)	43-5-263
(STREET ADDRESS OR ROUTE NUMBER)	811 Bixler (STREET ADDRESS)	11D 60411
(CITY) (STATE) (P. O. ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	

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, Helen J. Boskind, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any beneficiaries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene D. Braden and wife, Bertha J. Braden

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. 1 on the Resubdivision of Lot No. 7 of Crestview Estate, Block D, of record in Book 5190, page 481, Register's Office for Davidson County, Tennessee, more particularly described as follows; to wit:

Lot No. 1 is described as beginning at an iron pin in the easterly margin of Cedarcrest Avenue, a corner to Lot 6 Crestview Estates, Block D, of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee; thence with the line of the said Lot No. 6 South 88° 45' East 186.04 feet to a concrete monument in the westerly margin of Bixler Avenue; thence with the margin of Bixler Avenue, South 7° 12' West 150.50 feet to an iron pin; thence North 88° 45' West 186.04 feet to an iron pin in the easterly margin of Cedarcrest Avenue; thence with the same margin of Cedarcrest Avenue North 7° 12' East 50.50 feet to the point of beginning, and containing 9.395 square feet, more or less.

Being part of the same property conveyed to Helen J. Boskind, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any beneficiaries, by deed from Andrew S. Boskind and Helen J. Boskind and David L. Kelley and wife, Linda N. Kelley of record in Book 6246, page 983, Register's Office for Davidson County, Tennessee.

Grantee hereby accepts property as is without any warranty of any kind with respect to the condition of any improvements.

This is unimproved ( ) improved (X) property, known as 811 Bixler, Madison, Tennessee 37115
(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 my hand this 1st day of October, 19 85

Helen J. Boskind, Trustee

Helen J. Boskind, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen J. Boskind

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 85.

Notary Public

Commission Expires 1/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Helen J. Boskind, Trustee

TO

Eugene D. Braden, et ux

40976

IDENTIFICATION REFERENCE

Oct 2 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52000.00- CAMT.	
			135.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.70-
2465A	10/02/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40976

IDENTIFICATION REFERENCE

OCT 2 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178039