File Box 44

~~City of Nashville, Davidson County, State of~~

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,000.00.

Jeffrey C. Bradford
Affiant

Subscribed and sworn to before me, this 29th day of August, 1986.

Julia C. Hurst
Notary Public

My Commission expires: 7-12-89.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey C. Bradford, et ux. 1101 Maplehurst Lane Nashville, TN 37204	Citizens & Southern Mortgage Company P.O. Box 656 Tucker, GA 30085-0656	117-16 216

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, TAYLOE ROSS, UNMARRIED, being the sole heir of MRS. WILLARD T. ROSS, DECEASED, reference being made to that certain Affidavit of Heirship of record in Book 6859, page 57, Register's Office for Davidson County, Tennessee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JEFFREY C. BRADFORD AND WIFE, VERONICA J. BRADFORD, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the westerly one-half of Clarrice Avenue, Abandoned, as shown on the Map of College Park, Block 12, as of record in Book 843, page 29, Register's Office for said County, more particularly described as follows:

Said Lot No. 11 and the westerly one-half of Clarrice Avenue, Abandoned, adjoin and front together 75 feet on the south side of Maplehurst Lane and extend back between lines 162 feet 4 inches on the west line and 161 feet 2 inches on the east line to a line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Mrs. Willard T. Ross by deed from Clarence Dever, Jr., and wife, Dorothy Arlene Dever, of record in Book 1728, page 49, Register's Office for Davidson County, Tennessee, the said Mrs. Willard T. Ross having since died intestate, and being a portion of said Clarrice Avenue, declared to be abandoned by Agreement of record in Book 3099, page 438, said Register's Office.

This conveyance is made subject to:

SEP 3 10 37 AM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

37864

5812

1. 1986 taxes, which have been prorated and assumed by Grantees.

2. Easement for flow of a branch across the premises as shown on the Plan of record in Book 843, page 29, said Register's Office.

This is improved property, known as 1101 Maplehurst Lane, Nashville, Tennessee 37204.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 28th day of August, 1986.

Tayloe Ross

Tayloe Ross

City of Washington
District of Columbia ss.:
STATE OF ~~_____~~
COUNTY OF ~~_____~~)

District ~~County and State~~, Personally appeared before me, the undersigned, a Notary Public in and for said the within named Tayloe Ross, unmarried, 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 office ~~at~~ 10:05 a.m., this 28th day of August, 1986.

Notary Public

My Commission Expires: April 30, 1988

NOTARY PUBLIC DISTRICT OF COLUMBIA

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

59000.00- CAMT.
165.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.70-
7198A09/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37864

IDENTIFI REFERENCE

SEP 3 10 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290110