# WARRANTY DEED

7209 05/24 0101 03CHECK 36.20

FROM: JIMMIE H. BRADFORD

TO: SHIRLEY D. BRADFORD

| Address New Owner As Follows: | Send Tax Bills: | Map-Parcel Nos. |
|---|---|---|
| Shirley D. Bradford<br>4150 Boyd Drive<br>Nashville, TN 37218 | BancBoston Mortgage Corp.<br>P. O. Box 44090<br>Jacksonville, FL 32231 | 95-5<br>82 |

This Instrument Was
Prepared BY:
MORRIS LEVINE
Attorney at Law
1119 Stahlman Building
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Jimmie H. Bradford
AFFIANT

Sworn to and subscribed before me, this 17th day of May, 1989.

Russell B. Smith
Notary Public
My commission expires: 10/19/91

FOR AND IN CONSIDERATION of the sum of Nine Thousand & 00/100 ($9,000.00) Dollars, cash in hand paid, the receipt of all of which is hereby acknowledged,

I, JIMMIE H. BRADFORD,

have bargained and sold, and by these presents do transfer and convey unto the said SHIRLEY D. BRADFORD, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 412 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for said County.

SAID Lot No. 42 fronts 80.0 feet on the easterly side of Boyd Drive and extends back 208.4 feet on the southerly line and 179.2 feet on the northerly line to a dead line in the rear, measuring 85.17 feet thereon.

BEING the same property conveyed to Jimmie H. Bradford and wife, Shirley D. Bradford, by deed from Imperial Corporation, of record in Book 4469, page 638, Register's Office for Davidson County, Tennessee; the said Shirley D. Bradford having since obtained a decree of absolute divorce of and from Jimmie H. Bradford, in the First Circuit Court for Davidson County, Tennessee, Shirley Bradford vs. Jimmie Bradford, Docket Number 80D-192, of record in Minute Book 148-C, page 1917, Circuit Court Clerk's Office for Davidson County, Tennessee; Shirley Bradford and Shirley D. Bradford being one and the same person; and Jimmie Bradford and Jimmie H. Bradford being one and the same person. The said Jimmie H. Bradford having since remarried, and Marva T. Bradford, wife of Jimmie H. Bradford, joins in this conveyance for the purpose of transferring any and all of her right, title and interest in and to said real property to the grantee herein.

This is improved property, known as:
4150 Boyd Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SHIRLEY D. BRADFORD, and her heirs and assigns, forever.

And I do covenant with the said SHIRLEY D. BRADFORD 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, except as appears of record.

And we, JIMMIE H. BRADFORD and wife, MARVA T. BRADFORD, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said SHIRLEY D. BRADFORD, and her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 17 day of May, 1989.

Jimmie H. Bradford

Marva T. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Russell B. Ennix, a Notary Public in and for said County and State, the within named JIMMIE H. BRADFORD and wife, MARVA T. BRADFORD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 1989.

Russell B. Ennix
Notary Public

My Commission Expires: 10/9/91.

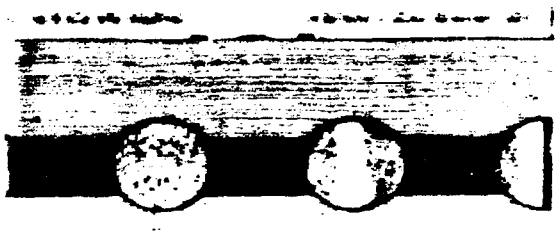
RUSSELL B. ENNIX NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

3549 I.

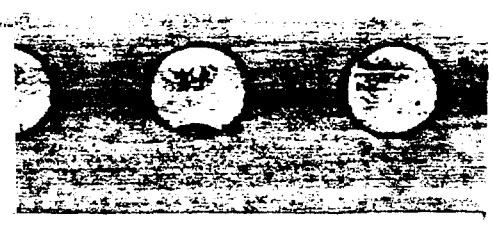
IDENTIFICATION REFERENCE

MAY 24 10 54 AM '89

63:036







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7847 PAGE 988

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 9000.00
CON TX 29.70
PRFEE 0.50
WDEED 6.00
TOTAL 36.20
CHECK 36.20

05/24/89 01 10:53 0001 9209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35491

IDENTIFICATION REFERENCE

MAY 24 10 54 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 212589