Bk 58

WARRANTY DEED

FILED 9840 PG 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Rita Gail Smith Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Gail Smith Bradford (NAME)	NEW OWNER (NAME)	MAP 174
5923 Pettus Road (ADDRESS)	804 West Hillwood Drive (ADDRESS)	PARCEL 189
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

FOR AND 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, Benton Pruitt and wife, Marjorie Pruitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita Gail Smith Bradford, a married person

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 situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS #0383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 3:
Beginning at an iron pin set in the westerly margin of Pettus Road, that is southerly a distance of 281.56 feet along said margin from the southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, page 980, R.O.D.C., TN, said iron pin being the southeast corner of Tract 2 and the northeast corner of the herein described land; thence, with the westerly margin of Pettus Road, South 07 deg. 06' West, 171.27 feet to an iron pin set; thence, leaving said westerly margin with a line common to Tract 4, North 78 deg. 49' West, 995.83 feet to an iron pin set on the easterly line of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, page 586, R.O.D.C., TN; thence with a line common to Clark, North 00 deg. 08' East, 309.56 feet to an iron pin set, a common corner to Tract 2; thence, with a line common to Tract 2, South 71 deg. 33' East, 1051.42 feet to the point of beginning and containing 5.48 acres more or less.

Being part of the same property conveyed to Benton Pruitt and wife, Marjorie Pruitt by deed from Ruth Dunn and Silas Randall Dunn, Co-Executors, of record in Book 9417, page 831, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is made subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5923 Pettus Road, Nashville, TN
(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 our hand s this 26th day of October 19 95

Benton Pruitt
Benton Pruitt

Marjorie Pruitt
Marjorie Pruitt

K 9840

9840:853

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 Benton Pruitt and wife, Marjorie Pruitt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 19 95

Commission expires January 25, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

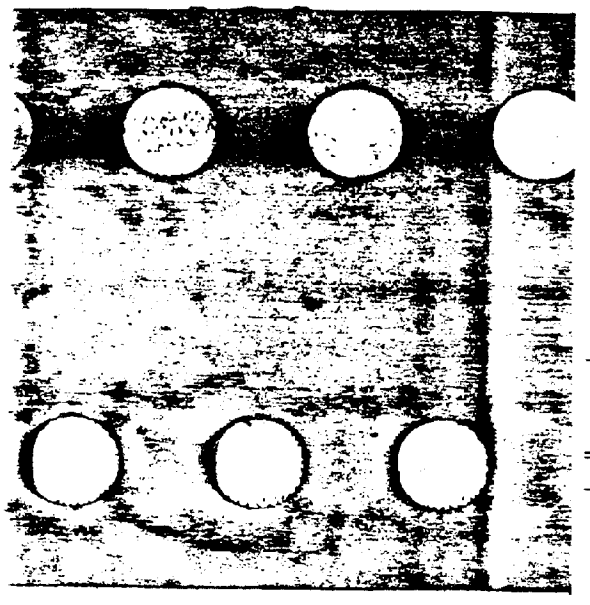
LEGAL DESCRIPTION CONTINUATION

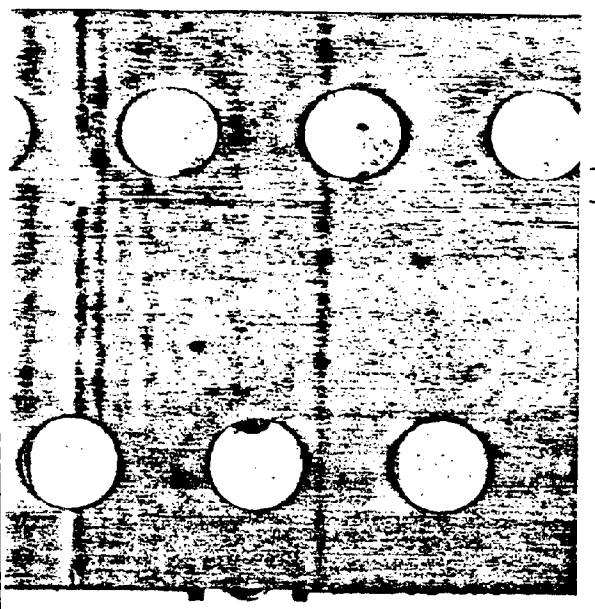
prorated day of close and asumed by the Grantee.

95 OCT 27 PM 3:35
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

95116715

231.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9840 PG 854

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

CAPT	60000.00
CON TX	222.00
PRFEE	1.00
MTGEED	9.00
TOTAL	231.00
CHECK	231.00

10/27/95 01 15:35 0001 1632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0116715
IDENTIFICATION REFERENCE

95 OCT 27 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 970296