39-65

BOOK 10049 PG 642

STATE OF TENNESSEE 96-1080
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May, 19 96

Notary Public Kenneth M. Ballew
MY COMMISSION EXPIRES: 11/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Knoble	SAME	61-14-8
(NAME)	(NAME)	
112 South Eleventh St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37026		
(CITY) (STATE) (P.O. ZIP)	(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, Jesse E. Bradley and wife Josephine Bradley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Knoble and wife Suzanne E. Knoble

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached EXHIBIT "A"

BEING the same property conveyed to Jesse E. Bradley and wife Josephine Bradley by deed from H. Wyane Jackson and Don Massey, filed of record in Book 6586, page 744, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0181570
IDENTIF. # REFERENCE

96 MAY 14 PM 1:34

[illegible] 272.00

This is improved property known as 707 Ben Allen Road, Nashville, TN 37216

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 their hand s this 10th day of May, 19 96.

Jesse E. Bradley
Jesse E. Bradley

Josephine Bradley
Josephine Bradley

96-1080

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named Jesse E. Bradley and wife Josephine Bradley 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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of May, 1996.

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

NOTARY PUBLIC

EXHIBIT "A" LEGAL DESCRIPTION

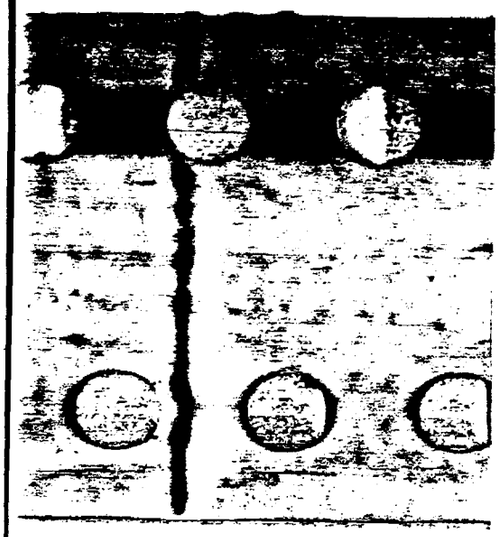
Land in Davidson County, Tennessee, being Lot No. 170 and the west 19 feet 6 inches of Lot No. 169 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County.

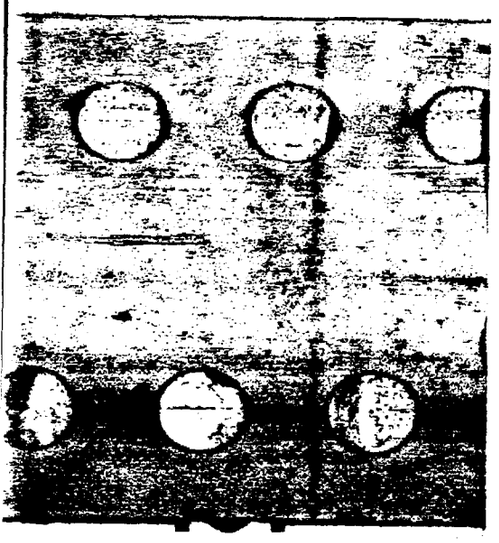
SAID Lot and part of Lot adjoin and front together 69.8 feet on the north side of Ben Allen Road, as now widened, and run back 327.6 feet on the west line, along the east margin of Hutson Street, and 320 feet, more or less, on the east line of part of Lot No. 169 to a dead line in the rear on which they measure 69.5 feet.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is that portion of the premises conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Central Precision, Inc., of record in Book 5251, page 943, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 170 and the west 19.5 feet of Lot No. 169 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County.

BEGINNING at the present intersection of the northern margin of Ben Allen Road with the eastern margin of Hutson Avenue; thence in a northerly direction with the eastern margin of Hutson Avenue for a distance of 27.80 feet, more or less, to a point; thence in a southerly and easterly direction along a curve to the left having a radius of 25 feet and central angle of 96 deg. 04' 20" for a distance of 41.92 feet, more or less, to the northern margin of Ben Allen Road; thence in a westerly direction with said northern margin of Ben Allen Road for a distance of 27.80 feet, more or less, to the point of beginning, containing an area approximately 171 square feet, more or less.





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

RECEIVED OF _____

FOR _____

BOOK 10049 PG 645

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
			CAMT 70000.00	
			CON TX 259.00	
			PRFEE 1.00	
			MDEED 12.00	
			TOTAL 272.00	
			CHECK 272.00	
05/14/96	01	13:38	0001 1438	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181570
IDENTIF. ↑ REFERENCE

96 MAY 14 PM 1:35

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

No. 1039411