This instrument prepared by: Nixon-Kent Realty Co., Inc.
2535 Franklin Road
Nashville, Tennessee 37204

WARRANTY DEED

CTIC-225501

BOOK 4886 PAGE 463

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell R. Bradley (NAME)	J. I. Kislak Mortgage Corp. (NAME)	5DU-51058
297 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 162-3
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Miami, Florida 33131 (CITY) (ZONE) (STATE)	Par. 161

For and in Consideration of the sum of.....

TEN and NO/100 - - - - - - - - ($10.00) - - - - - - - - - - - - - - *DOLLARS*

cash paid by Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $18,000.00, to J. I. Kislak Mortgage Corporation, secured by a deed of trust to Vaden Lackey, Jr., Trustee, and recorded in Book 4627, page 101, Register's Office for Davidson County, Tennessee; AND including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $4,300.00, to James R. Hillen, secured by a deed of trust to Nollie Peeler, Trustee, dated May 13, 1974, and recorded in Book 4846, page 725, and corrected in Book 4874, page 972, Register's Office, Davidson County, Tennessee, and both payable as specified therein.

WE, ALLEN BRUCE PRATHER and wife, PATRICIA PRATHER,
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said Mitchell R. Bradley, a single person,
.....his.....*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. 271 on the plan of Antioch Park, Section 5, as of record in Book 4460, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 271 fronts 75 feet on the southerly side of Bart Drive and extends back 193.9 feet on the easterly line and 125 feet on the westerly line to a dead line measuring 101 feet thereon.

Being the same property conveyed to Allen Bruce Prather and wife, Patricia Prather, by deed from Rosie Mai Simmons, of record in Book 4874, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property, as of record in Book 4460, page 58, and Book 4519, page 933, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value whichever is greater, for this transfer is $ 24,824.82

Subscribed and sworn to before me, this the 31st day of January, 1975

Mitchell R. Bradley
Affiant

My commission expires: March 27 1977 (Affix Seal)

James R. Hillen
Notary Public

This is unimproved ( ) improved ( ) property, known as 297 Bart Drive, (House Number) (Street) Antioch, Tennessee 37013 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell R. Bradley, his *heirs and assigns, forever.*

And we *do covenant with the said* Mitchell R. Bradley, *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,* except as above-mentioned and assumed by the Grantee.

And we, Allen Bruce Prather and wife, Patricia Prather, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mitchell R. Bradley, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 14th *day of* December, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Allen Bruce Prather

Patricia Prather

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* Allen Bruce Prather and wife, Patricia Prather, *the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* December, *19* 74.

James R. Kent, *Notary Public.*

Commission Expires 27 March 1977.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

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Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Rd., Nashville, Tennessee 37204

C 86251

WARRANTY DEED

FROM

ALLEN BRUCE PRATHER, ET UX

TO

MITCHELL R. BRADLEY,
Single

IDENTIF. REFERENCE

FEB 3 9 10 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

FEB-3 75	CONV	24,924.82				
FEB-3 75	S'TAX		A*	64.74		
FEB-3 75	PR'FEE		A*	.50		
FEB-3 75	W'DEED		A*	8.00	*	73.24