File 3D

STATE OF TENNESSEE :
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 60202.96

Subscribed and sworn to before me, this the 08 day of March 19 85

Affiant

My commission expires: January 19, 1986 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

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ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Preston L. Britt	Dobson & Johnson, Inc.
4524 Xavier Drive	One Commerce Place, Suite 1800
STREET ADDRESS	STREET ADDRESS
Antioch, Tennessee 37013	Nashville, Tennessee
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. Map 148-8 Parcel 125

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Michael R. Bradford and wife, Madge F. Bradford

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Preston L. Britt and wife, Deborah D. Britt

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 101 on the Plan of Oakwood Terrace, Section 2, of record in Plat Book 4460 at page 118 and 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Bradford and wife, Madge F. Bradford by deed recorded in Book 6084 at page 701, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Dobson & Johnson, Inc. recorded in Book 6084 at page 701, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of Michael R. Bradford and wife, Madge F. Bradford under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4524 Xavier Drive, Antioch, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 08 day of March, 19 85

Michael R. Bradford

Madge F. Bradford

03/11 163.02

7257

State of Tennessee
County of Davidson

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On this 08 day of March, 19 85, before me personally appeared Michael R. Bradford and wife, Madge F. Bradford to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

I 8 8 0 2 4

T.
IDENTIF. REFERENCE

MAR 11 9 15 AM '85

REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

60202.96- CAMT
156.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.02-
7257A03/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 8 0 2 4

IDENTIF. REFERENCE

MAR 11 9 15 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114479