BOOK 7449 PAGE 500

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$70,835.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1988.

Notary Public

MY COMMISSION EXPIRES: May 5, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Rita D. Minnick (NAME)	Fleet Mortgage Corporation (NAME)	Map 75-8
653 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1561 (STREET ADDRESS)	Parcel 138
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Milwaukee, WI 53201 (CITY) (STATE) (ZIP)	4D-05757

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, Dawn Hamby Wells Bradshaw and husband, Donald G. Bradshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita D. Minnick

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 in Davidson County, Tennessee, being Lot No. 125 on the Plan of Highlands of Tulip Grove, Section 1, of record in Book 4675, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Dawn Hamby Wells by deed from E. G. Holt and wife, Francie C. Holt, of record in Book 5594, page 110, REgister's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 5245, page 110, said Register's Office, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

THIS conveyance is subject to restrictive covenants of record in Book 4793, page 157, said Register's Office, and all other easements and building lines of record.

This is improved (XX) unimproved ( ) property, known as 653 Dutchmans Drive (House Number) (Street) Hermitage, TN 37076 (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 8th day of January, 19 88

Dawn Hamby Wells Bradshaw — Donald G. Bradshaw

Dawn Hamby Wells Bradshaw

Donald G. Bradshaw

01/21/88 01:04:74

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 Dawn Hamby Wells Bradshaw and husband, Donald G. Bradshaw

(or proved to me on the basis of satisfactory evidence)

the bargainors, 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 Nahsville, Tennessee, this 8th day of January, 19 88

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Dawn Hamby Wells Bradshaw

TO
Rita A. Minnick

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

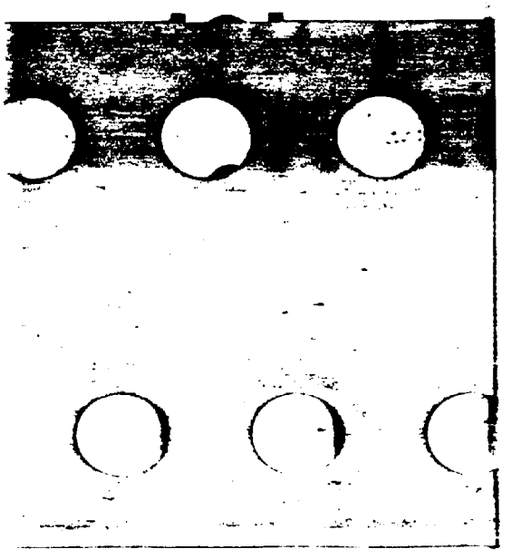
97608.

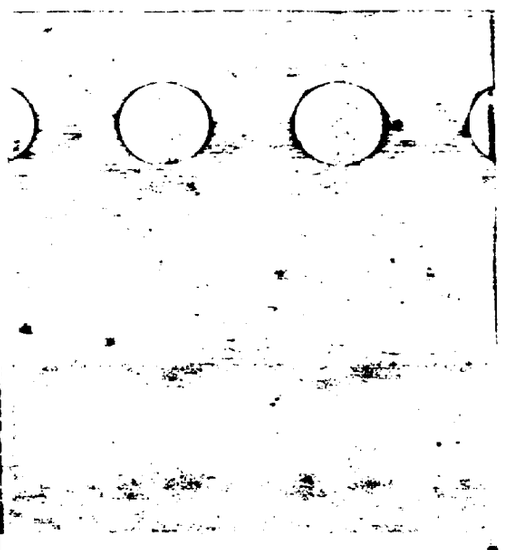
IDENTIFICATION REFERENCE

JAN 15 8 37 AM '88

DAVIDSON COUNTY, TN

RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7449 PAGE 502

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 70835.04
				CON TX 198.24
				PRFEE 0.50
				WDEED 6.00
				TOTAL 204.74
				CHECK 204.74
01/15/88		01	08:37:0003	02?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97608

IDENTIFI REFERENCE

JAN 15 8 37 AM '88

DAVIDSON COUNTY, TN

No. 53258