Prepared By: KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Address New Owner as Follows:

MARY BETH BRADFORD
1253 N. Graycroft Avenue
Madison, TN 37115

Send Tax Bills To:

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

Mortgagee:
The Kissell Company
30 Warder Street
Springfield, Ohio 45501

Map & Parcel No.:

034-13-0 244.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by MARY BETH BRADFORD, of the unpaid principal balance owing on a note in the original amount of $64,615.00 payable to CITYFED MORTGAGE COMPANY secured by a Deed of Trust executed by JOHN H. SINKS and wife, PAMELA JAYNE SINKS, to STEPHEN R. JOSLEYN, Trustee, of record in Book 6802, page 071, Register's Office for Davidson County, Tennessee, and as assigned to CITY FEDERAL SAVINGS BANK of record in Book 6802, page 76, said Register's Office,

JOHN H. SINKS and wife, PAMELA JAYNE SINKS, have this day bargained and sold, and do hereby transfer and convey unto MARY BETH BRADFORD, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to JOHN H. SINKS and wife, PAMELA JAYNE SINKS, by deed from ERLING C. ODELL, JR. and wife, LEONA B. ODELL, of record in Book 6802, page 68, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 4737, Page 801, and Book 5039, Page 484, said Register's Office and to the matters set forth in the above referenced plan of record.

This is improved property known as 1253 Graycroft Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 76,000.00 .

Mary Beth Bradford
AFFIANT

Subscribed and sworn to before me this 27th day of May, 1988.

Commission Expires: 3/13/89

Thomas M. Moore
NOTARY PUBLIC

THOMAS M. MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 27th day of May, 1988.

John H. Sinks
JOHN H. SINKS

Pamela Jayne Sinks
PAMELA JAYNE SINKS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. SINKS and PAMELA JAYNE SINKS, the within named 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 Hendersonville, Tennessee, this 27th day of May, 1988.

Thomas M. Moore
NOTARY PUBLIC

My Commission Expires:
March 13, 1989

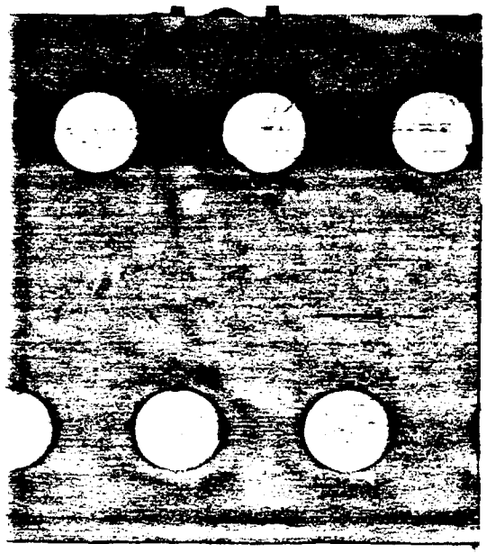
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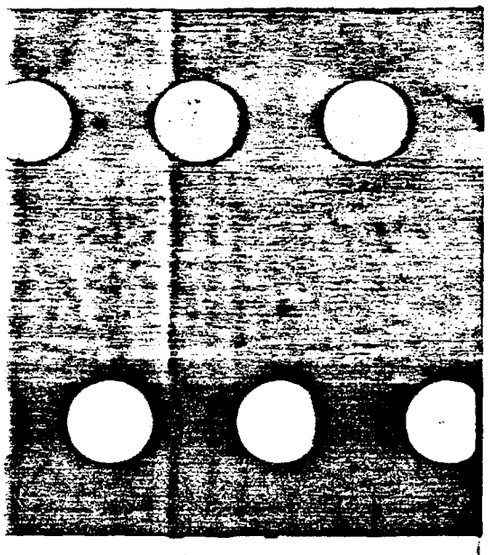
IDENTIFICATION REFERENCE

JUN 6 9 51 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THOMAS M. MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7563 PAGE 385

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 76000.00
CON TX 212.80
PRFEE 0.50
WDEED 6.00
TOTAL 219.30
CHECK 219.30

06/06/88 01 09:51 0001 1664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 7.8 4

IDENTIFI REFERENCE

JUN 6 9 51 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 98545