File

BOOK 7616 PAGE 874

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,715.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Charles E. Wells, Jr. (NAME)	Southmark Mtg Corp-Colwell Division (NAME)	150-05
450 Cedarcliff Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	152.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201 (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, Stewart I. Bradshaw and wife, Lonia J. Bradshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Wells, Jr. and Richard L. Messick

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. 239 on the Plan of Section 4, Cherry Hills of record in Book 4460, Page 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stewart L. Bradshaw and wife, Lonia J. Bradshaw by deed from Charles W. Ford and wife, Carolyn Ford, of record in Book 7163, Page 463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Investment Company of record in Book 7163, Page 466, said Register's Office with a present unpaid balance of approximately $74,184.52, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of Lonia J. Bradshaw by Stewart I. Bradshaw as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7616, Page 873, in the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 450 Cedarcliff Road, Antioch, TN 37013
(House Number) (Street) (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 25th day of July, 19 88

Stewart I. Bradshaw

Lonia J. Bradshaw
By: Lonia J. Bradshaw
Stewart I. Bradshaw, Attorney-in-fact
Stewart I. Bradshaw attorney in fact

STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED 55272

FROM

TO

IDENTIFICATION

AUG 3 10 46 AM '88

3095 08/03 0100 03CHECK 256.31

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

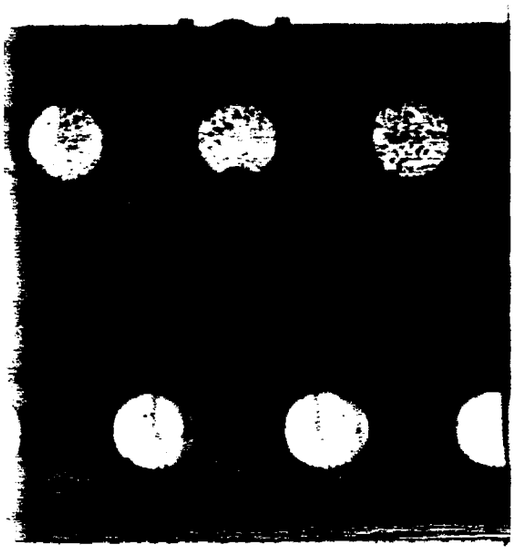
On this 25th day of July, 1988 before me personally appeared Stewart I. Bradshaw to be the person who executed the foregoing instrument in behalf of Lonia J. Bradshaw and acknowledged that he executed the same as the free act and deed of the said Lonia J. Bradshaw through Power of Attorney granted him by the said Lonia J. Bradshaw.

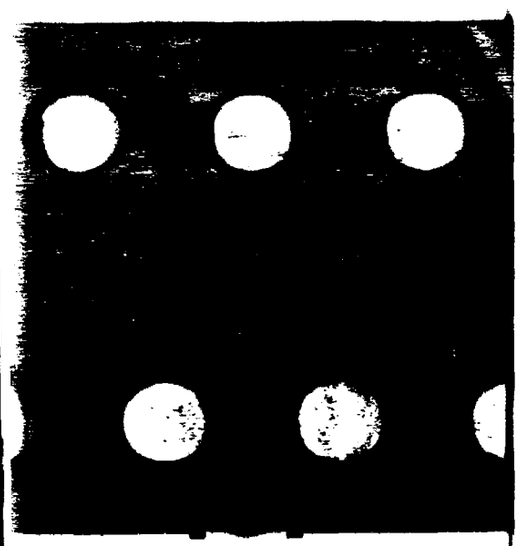
Commission expires: 10/9/91

Yvi Stephens
Notary Public

PUBLIC
LARGE

Folio 1





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7616 PAGE 876

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	75715.52
CON TX	249.81
PRFEE	0.50
WDEED	6.00
TOTAL	256.31
CHECK	256.31

08/03/88 01 10:50 0001 3095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55272

IDENTIFICATION REFERENCE

AUG 3 10 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119694