file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Edward T. Brading	Atlantic Coast Mortgage	142-14
721 Myhr Drive	Company	103
Nashville, TN 37221	3975 University Drive	9D-28728
	Fairfax, VA 22030	

WARRANTY DEED BOOK 7783 PAGE 179

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy Joel Green and wife, Anne D. Green hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward T. Brading and wife, Elizabeth E. Brading hereinafter called the Grantee, Grantee's 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. 300 on the plan of Section 3, Harpeth Valley Park and Resubdivision of Lot 246-Harpeth Valley Park, Section 2, of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 300 fronts 116.40 feet on the broken easterly margin of Myhr Drive and extends back 140.0 feet on the northerly line and 190.2 feet on the southerly line to a dead line in the rear, measuring 940 feet thereon.

BEING the same property conveyed to Timothy Joel Green and wife, Anne D. Green by deed from Richard C. Agnew and wife, Sherry M. Agnew of record in Book 5894, page 171, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858, and Book 4237, page 179, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Timothy Joel Green (also known as Tim Green) and Anne D. Green (also known as Anne Green) by Herman Green as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~an~~) improved property, known as 721 Myhr Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of February, 1989.

Anne D. Green
Anne D. Green
BY: Herman Green, Attorney in Fact

Timothy Joel Green
Timothy Joel Green
BY: Herman Green, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

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

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7783 PAGE 180

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00.

Elizabeth E. Brading
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

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 Herman Green, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Timothy Joel Green and Anne D. Green as their Attorney in Fact, as the free act and deed of the within named Timothy Joel Green and Anne D. Green.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1989.

NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Timothy Joel Green and wife, Anne D. Green

to:
Edward T. Brading and wife, Elizabeth E. Brading

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28244

"EXHIBIT A"

BOOK 7783 PAGE 181

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principals' death, disability or incapacity.

Further the Affiant saith not.

Herman Green
Affiant

Sworn to and subscribed before me this 28th day of February, 1989.

Notary Public

My Commission Expires: Oct 5, 1991

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

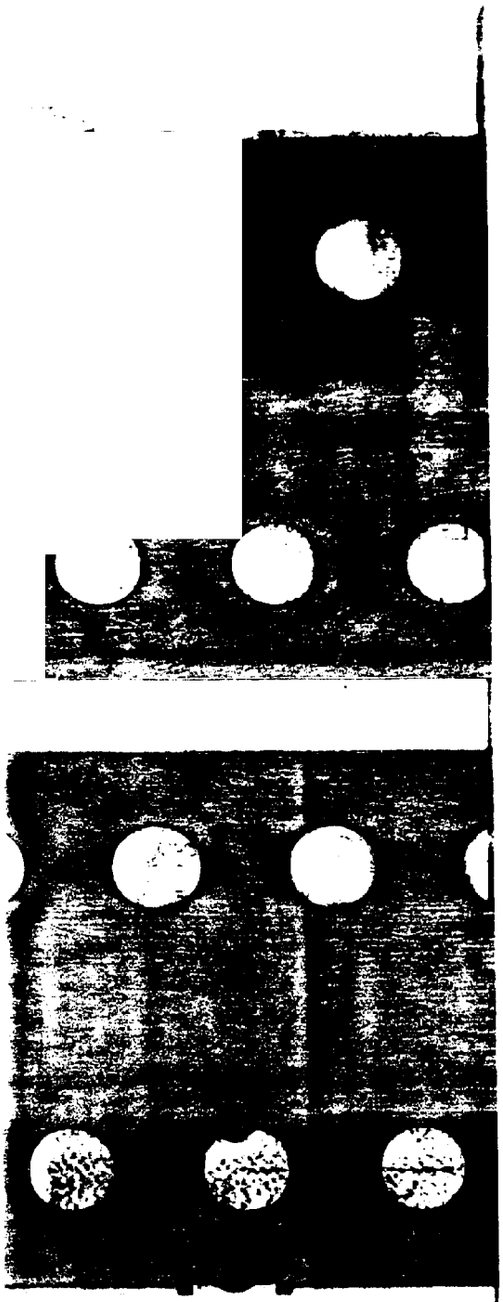
1405 03/01 0101 03CHECK 313.10

IDENTIFICATION

MAR 1 2 58 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

1 2 7 1 2.



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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 182

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	92000.00
BOOK TX	303.60
PRFEE	0.50
WDEED	9.00
TOTAL	313.10
CHECK	313.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 7 1 2

IDENTIFI REFERENCE

MAR 1 2 58 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

03/01/89 01 15:00 0001 1405

No. 185994