[ADDRESS NEW OWNER	[SEND TAX BILLS TO:	MAP-PARCEL]
[Larry Nelson	[New Owners	Map 54-10]
[Bradshaw etux →	[101 KENNETT Rd.	Parcel 5]
[Sharon Lee	[OLD Hickory, TN 37138	]
[	[	]

[This instrument was prepared by; David J. Waynick, Attorney,]
[211 Donelson Pike, Suite 2, Nashville, TN 37214]

WARRANTY DEED

RE-RECORD
BOOK 8399 PAGE 694

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, I, Rita M. Kendall, a widow, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Larry Nelson Bradshaw and wife, Sharon Lee Bradshaw, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 136 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Kennett Road, common corner of Lots Nos. 136 and 137, thence with the line between said two lots north 13 degrees, 07' east 236.8 feet; thence south 87 degrees, 20' west 294.4 feet, thence with the line between lots nos. 135 and 136 south 35 degrees 24' east with the curve of said northerly margin easterly 80.0 feet to the beginning.

Being the same property conveyed to Rita M. Kendall as the surviving tenant of a tenancy created by deed from Mary C. Ramsey and husband Jesse E. Ramsey, as of record in Deed Book 4865, page 298, Register's Office for said County.

This is improved property, known as 101 Kennett Road, Old Hickory, Tennessee, 37138.

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.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 8th day of July, 1991.

Rita M. Kendall
Rita M. Kendall

2967.2

IDENTIFICATION REFERENCE

Jul 10 1 54 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0353 07/10 0101 03CHECK 1625.75

RE-RECORD
BOOK 8399 PAGE 695
BOOK 8394 PAGE 754

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named Rita M. Kendall, the bargainor, 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 Nashville, Tennessee, this the 8th day of July, 1991.

My Commission Expires: 12/31/94 Notary public

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $437,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry Nelson Brookshire

Sworn and subscribed to before me this the 8th day of July, 1991.

Commission Expires; 12/31/94 Notary Public

RE-RECORD

31428

IDENTIFICATION REFERENCE

JUL 17 1 11 PM '91

2368 07/17 0101 CHECK

6.00

Return To:

Broker's Escrow Services, Inc.
P. O. Box 140255
Nashville, TN 37214