THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9258 PAGE 835

ADDRESS NEW OWNERS:	SEND TAX BILLS TO: PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy L. Bradley, et ux Rt. 2, Box 47 Crossville, TN 38555	Same as New Owner	Map 53-3 Parcel 373

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES A. CLARK, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BILLY L. BRADLEY and wife, JOLENE W. BRADLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Revised Plan of Section "E", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Plan recorded December 30, 1948, in Book 1424, page 87, Register's Office for Davidson County, Tennessee; fronting 88.7 feet on Fifteenth Street, containing 0.73 acres, more or less.

Being the same property conveyed to James A. Clark and wife, Christa Anna W. Clark, by deed from Richard L. Hill and wife, Mary K. Hill, of record in Book 2279, page 631, Register's Office for Davidson County, Tennessee. The said Christa Anna W. Clark died testate on January 26, 1993, at which time the property became vested in her husband, James A. Clark, in fee simple as surviving tenant by the entirety.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 509 15th Street, Old Hickory, TN 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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the Plan of record in Book 1424, page 87, said Register's Office.

3. Permanent easement 16 feet wide and one special easement 5 feet wide for sewer, including ingress and egress over property for servicing said easements as mentioned in the deed of record in Book 2279, page 631, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

JO ANNE CLARK executes this Warranty Deed as Attorney-in-Fact for JAMES A. CLARK, under a Power of Attorney being recorded ~~simultaneously herewith~~ in Book 9253, page 659, B3 & JAC in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 18th day of February, 1994.

"GRANTOR"

JAMES A. CLARK
BY: JO ANNE CLARK, Attorney In Fact

"GRANTEES"

BILLY L. BRADLEY

JOLENE W. BRADLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 18th day of February, 1994, before me, personally appeared JO ANNE CLARK, to me known to be the person who executed the foregoing instrument on behalf of JAMES A. CLARK, and acknowledged that she executed the same as the free act and deed of the said JAMES A. CLARK.

WITNESS my hand and official seal this the 18th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY L. BRADLEY and wife, JOLENE W. BRADLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of February, 1994.

NOTARY PUBLIC

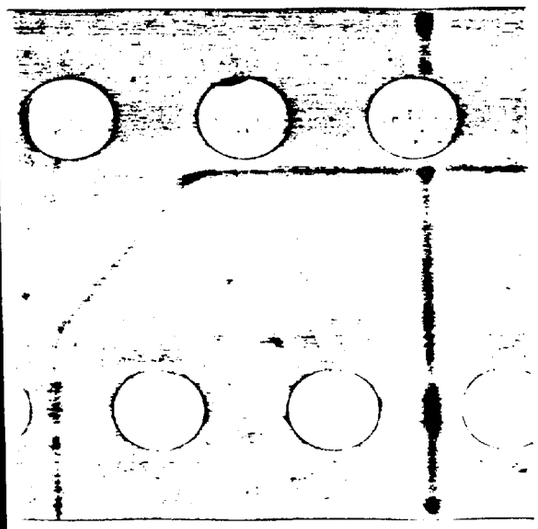
My Commission Expires: 12/6/97

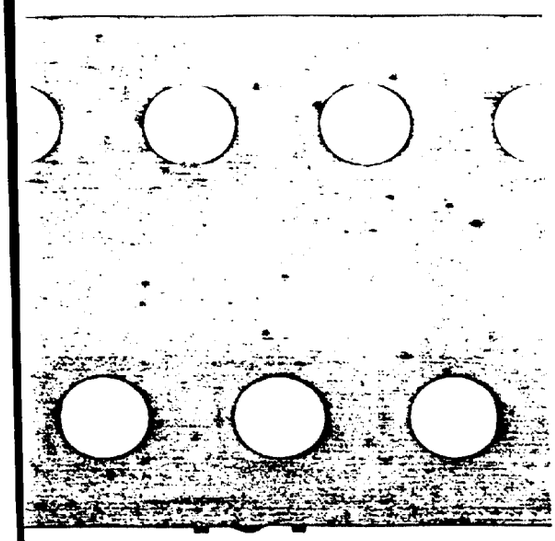
94 FEB 25 AM 9:21

21127

IDENTIFICATION REFERENCE

9231 02/25 0101 03CHECK 271.70





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

RECEIVED OF _____

FOR _____

BOOK 9258 PAGE 837

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 71000.00
				CON TX 262.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 271.70
				CHECK 271.70
02/25/94	01			09:22 0001 9231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21127
IDENTIF. & REFERENCE

94 FEB 25 AM 9:21

REGISTER

No.760111