STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Pamela A. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN H. TAYLOR (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 103-12
3824 RICHLAND AVENUE (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 279
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, WILLIAM C. BRADSHAW AND WIFE, MARY DEE HICKS BRADSHAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN H. TAYLOR AND WIFE, PAMELA A. TAYLOR

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:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2275 04/11 0101 03CHECK 956.50

37440
IDENTIF. ↑ REFERENCE

94 APR 11 AM 10:47
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3824 RICHLAND AVENUE, NASHVILLE, TN 37205
(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 6th day of April 19 94

William C. Bradshaw
WILLIAM C. BRADSHAW
By: Mary Dee Bradshaw attorney-in-fact
MARY DEE BRADSHAW, ATTORNEY-IN-FACT

Mary Dee Hicks Bradshaw
MARY DEE HICKS BRADSHAW

STATE OF TENNESSEE
COUNTY OF

BOOK 9307 PAGE 563

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY DEE HICKS BRADSHAW

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 19 94.

Commission expires 7/26/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6TH day of APRIL, 1994, before me personally appeared MARY DEE BRADSHAW, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WILLIAM C. BRADSHAW, and acknowledged that SHE executed the same as the free act and deed of the said WILLIAM C. BRADSHAW.

Notary Public

My Commission Expires: 7/26/97

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DCTN01W

EXHIBIT "A"

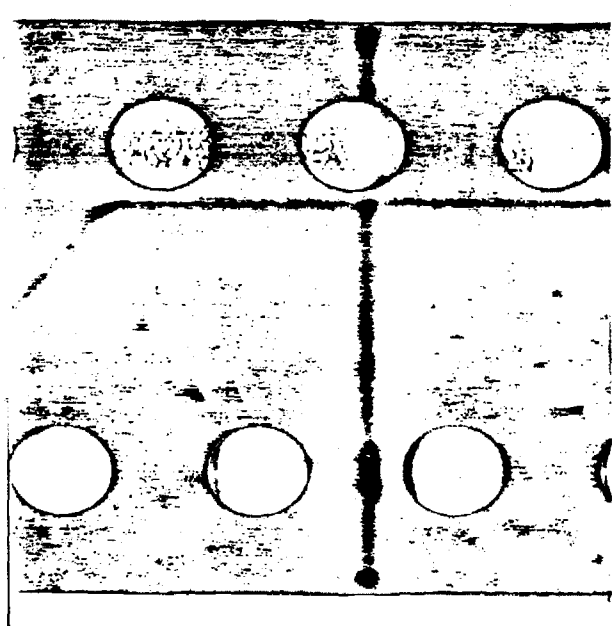
Land in Davidson County, Tennessee, being parts of Lots Nos. 205 and 207, of Block 10, in Richland Realty Company's First Subdivision "A", a plan of record in Book 161, Page 151, Register's Office for said County, said plan showing the Subdivision divided into blocks but not divided into individual lots, and more particularly described according to a survey dated July 16, 1975, by Hal B. Swann, Jr., Surveyor, as follows:

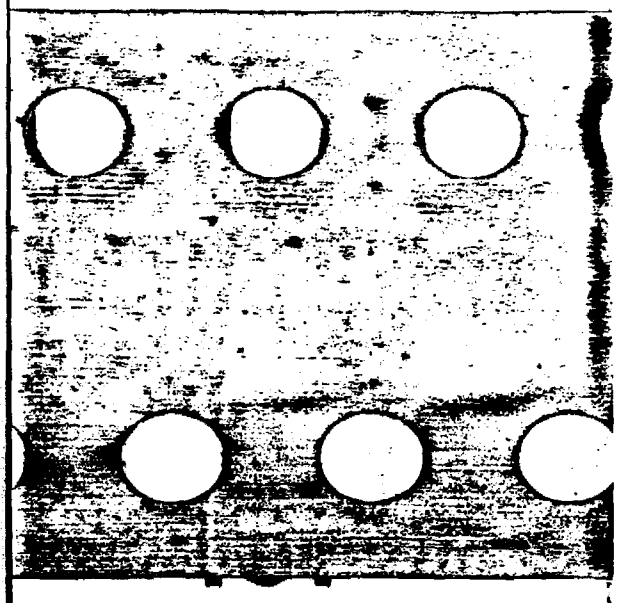
Beginning at a point in the northwesterly margin of Richland Avenue, said point being located 118.0 feet in an easterly direction from an iron pin placed at the northeast intersection of Richland and Wilson Avenues; thence leaving Richland Avenue, North 25 degrees 29 minutes 19 seconds West 192.6 feet to a point in the southerly margin of a 15 foot alley; said point being located 12.0 feet from the easterly margin of Wilson Avenue; thence with said margin of said alley North 65 degrees 57 minutes East 59.94 feet to a point; thence South 25 degrees 29 minutes 29 seconds East 194.43 feet to a monument placed in the northwesterly margin of Richland Avenue; thence with the said margin of said Avenue and in a westerly direction 60.0 feet to the point of beginning.

BEING the same property conveyed to Gerald T. Hicks and wife, Mary Dee Hicks, by Deed from James M. Crowson and wife, Martha L. Crowson, of record in Book 4937, Page 656. The said parties having since divorced by Final Decree of record in the Sixth Circuit Court for Davidson County, Tennessee, in Minute Book 29B, page 1399. The said Gerald T. Hicks further conveyed his interest to Mary Dee Hicks by Quitclaim Deed of record in Book 5021, Page 319. The said Mary Dee Hicks having since married and now known as Mary Dee Hicks Bradshaw. The said property having since been conveyed to William C. Bradshaw by Quitclaim Deed from Mary Dee Hicks Bradshaw to create an estate by the entireties of record in Book 7380, Page 61, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of WILLIAM C. BRADSHAW pursuant to a Power of Attorney executed by same on the 15th day of January, 1994, and being filed for record simultaneously herewith.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9307 PAGE 565

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				255000.00
			CON TX	943.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	956.50
			CHECK	956.50
04/11/94	01	10:48	0001	2275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37440
IDENTIF. ↑ REFERENCE

94 APR 11 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777500