Box 58

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 94.

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

BOOK 9506 PG 538

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William B.Lassiter, Jr., Trust NEW OWNER | | MAP 117-6 |
| (NAME) | (NAME) | |
| 2200 Hampton Avenue | 2200 Hampton Ave. | PARCEL 72 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Richard F. Bradbury and wife, Kathryn M. Bradbury

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H.Lassiter, Jr., Trustee with full power to convey without the joinder of any beneficary

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:

BEING part of Lot No. 18 on the Plat of Hillsboro Heights, not of record, described according to survey made by W. B. Southgate, Engineer, May 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 325 feet east of the center line of 23rd Avenue South, said point being 25 feet east of the line between Lots Nos. 17 and 18; thence with the northerly margin of Hampton Avenue eastwardly 110 feet; thence northwardly 340 feet, more or less, to the southerly line of Lot No. 2: thence with said line westwardly 110 feet to a point 25 feet east of the common corner of Lots Nos. 2, 3, 17 and 18 thence southwardly 340 feet, more or less, to the beginning.

BEING the same property conveyed to Richard F. Bradbury and wife, Kathryn M. Bradbury by deed from Steve Fridrich Construction Company, a Tennessee corporation of record in Book 8732, page 517, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes, paid, prorated and assumed by the Grantees the day of closing; restrictions of record in Book 662, page 807; and easements of record in Book 4083, page 951, and Book 4221, page 148, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2200 Hampton Avenue, Nashville, TN 37215
(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 24th day of October 19 94

Richard F. Bradbury

Kathryn M. Bradbury

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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 Richard F. Bradbury and wife, Kathryn M. Bradbury

the bargainor S, 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 31st day of October 19 94.

Commission expires 3/23/96

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, and 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 _____

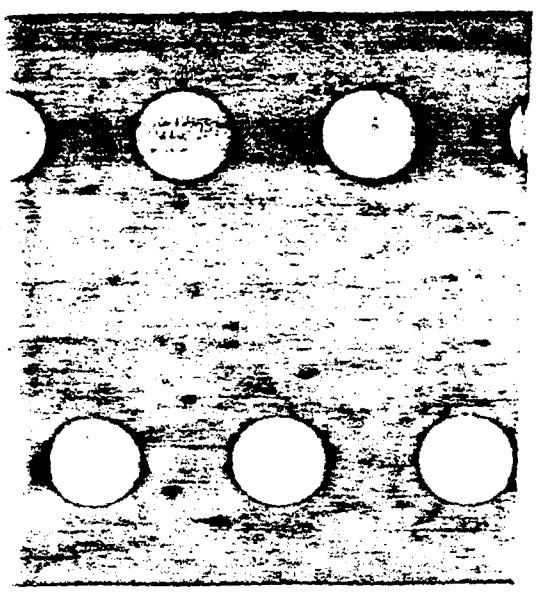
Notary Public

IDENTIF. # REFERENCE 04493

94 OCT 31 PM 3:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3045 10/31 0101 03CHECK 2876.50



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

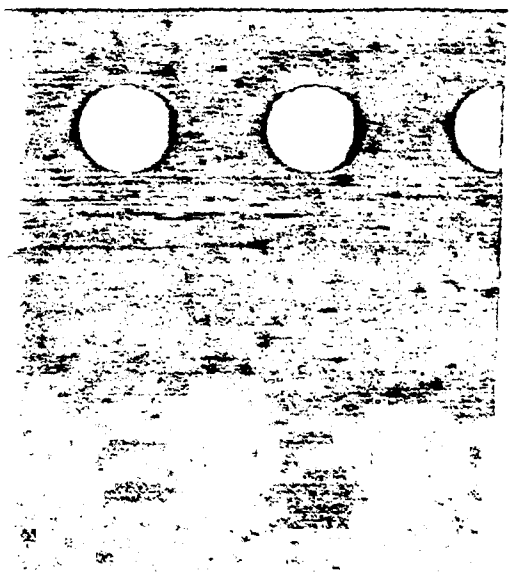
RECEIVED OF _____

FOR _____

BOOK 9506 PG 540

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 10/31/94 | 01 15:04 0001 3045 | CAMT 775000.00<br>CON TX 2867.50<br>PRFEE 1.00<br>WDEED 8.00<br>TOTAL 2876.50<br>CHECK 2876.50 | | |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04493
IDENTIF. ↑ REFERENCE

94 OCT 31 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849347