BOOK 9647 PG 943

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Richard F. Bradbury Kathryn M. Bradbury 4420 Warner Place Nashville, Tennessee 37205	Same	130-6-60 BM08500

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Gregory B. Lanford and wife, Brigitte B. Lanford, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Richard F. Bradbury and wife, Kathryn M. Bradbury ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, Grantees' heirs, successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $650,000.00.

Kathryn M. Bradbury
AFFIANT

Subscribed and sworn to before me this the 13th day of April, 1995.

CHRISTY WILKINS JOYCE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/16/96

NOTARY PUBLIC

My Commission expires _____.

This is improved property located at 4420 Warner Place, Tennessee 37205.

And Grantors covenant with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1995, which have been prorated between Grantors and Grantees as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 14th day of April, 1995.

GREGORY B. LANFORD

BRIGITTE B. LANFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ of said County, Gregory B. Lanford and Brigitte B. Lanford, the within named bargainors, 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, at office, this 14th day of April, 1995.

NOTARY PUBLIC

My Commission expires: 4-13-95.

S0618/01

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 19 on the plat of a subdivision of Block "C" in Belle Meade Plan No. 2, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts 100 feet on the northerly side of Warner Place and extends back between parallel lines 301 feet on the easterly line and ~~295~~ 296-1/2 feet on the westerly line to the southerly line of Lot No. 20 on said plan.

Being the same property conveyed to Gregory B. Lanford and wife, Brigitte B. Lanford, by deed from Tessa M. St. John of record in Book 9001, Page 547, said Register's Office.

S0618/02

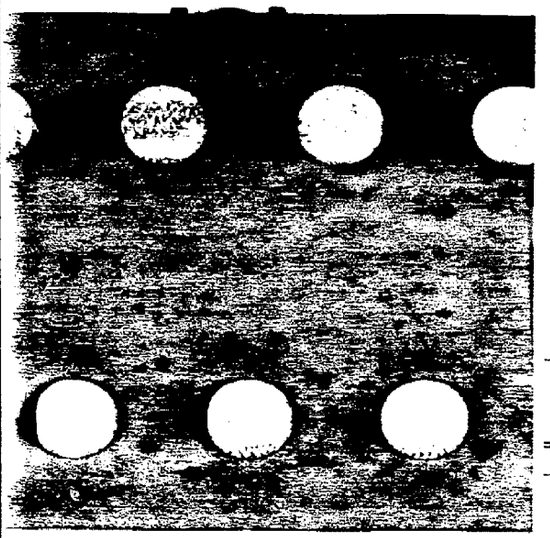
52577

IDENTIF. & REFERENCE

95 APR 18 AM 10:25

REGISTER
DAVIDSON COUNTY, TN.

SEE 7.50 2501 03CHECK 7.50 DV



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

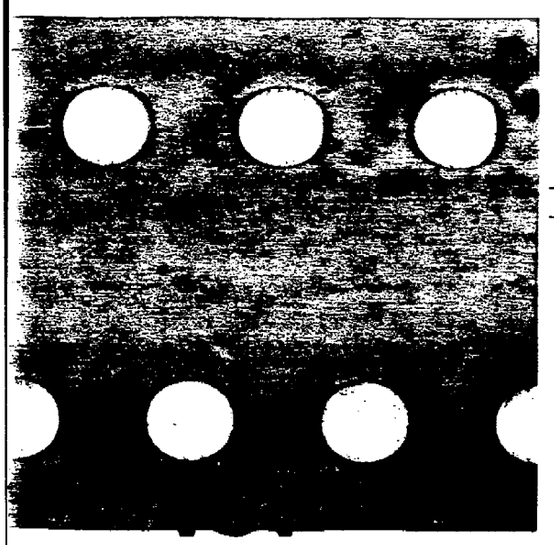
RECEIVED OF _____

FOR _____

BOOK 9647 PG 946

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 650000.00
CON TX 2405.00
PRFEE 1.00
REC BANK 12.00
TOTAL 2418.00
CHECK 2418.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/95 01 10:24 0001 1917

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IDENTIF. & REFERENCE

95 APR 18 AM 10: 25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 901393