0086878

BOOK 9754 PG 894

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

95 AUG -7 PM 1:00

FEE[illegible] REGISTER
DAVIDSON COUNTY, TN.

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary S. Bradshaw, et ux 130 Virrett Lane Mt. Juliet, TN 37122	Same as New Owner	Map 53-2 Parcel 54 Field Book 4D 47755

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, MARY D. STEPHENS a/k/a MARY DELLA STEPHENS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GARY S. BRADSHAW and wife, PAT C. BRADSHAW, 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of Fairway View Subdivision, as of record in Book 2900, page 41, Register's Office for said County.

SAID Lot No. 2 fronts 82.0 feet on the westerly side of Newport Drive and runs back 144 feet on the northerly line and 149.4 feet on the southerly line, to a dead line in the rear on which it measures 54.2 feet.

BEING the same property conveyed to Mary D. Stephens, unmarried, by deed from Michael L. Bixenman and wife, Pamela S. Bixenman, of record in Book 6032, page 653, Register's Office for Davidson County, Tennessee.

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 102 Newport Drive, 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 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2900, page 41, 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.

ALTON JUNIOR AGEE executes this Warranty Deed as Attorney-in-Fact for MARY D. STEPHENS a/k/a MARY DELLA STEPHENS, under a Power of Attorney of record in Book 9472, page 838, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 3rd day of August, 1995.

"GRANTOR"

Mary D Stephens
MARY D. STEPHENS a/k/a MARY DELLA STEPHENS
BY: ALTON JUNIOR AGEE, Attorney In Fact

"GRANTEES"

Gary S Bradsh
GARY S. BRADSHAW

Pat C. Bradshaw
PAT C. BRADSHAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY S. BRADSHAW and wife, PAT C. BRADSHAW, 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 the 3rd day of August, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 3rd day of August, 1995, before me, personally appeared ALTON JUNIOR AGEE, to me known to be the person who executed the foregoing instrument on behalf of MARY D. STEPHENS a/k/a MARY DELLA STEPHENS, and acknowledged that he executed the same as the free act and deed of the said MARY D. STEPHENS a/k/a MARY DELLA STEPHENS.

WITNESS my hand and official seal this the 3rd day of August, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Gary S Bradsh
Affiant

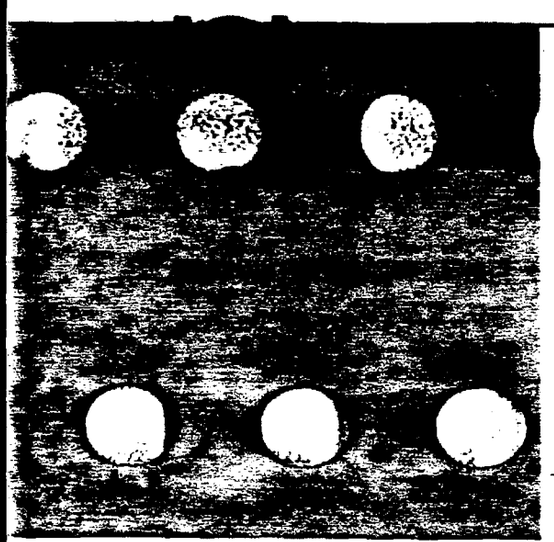
Sworn to and subscribed before me, this the 3rd day of August, 1995.

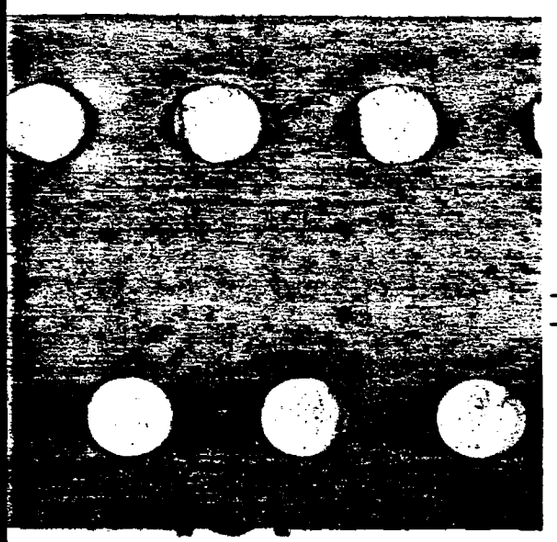
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97

08/07 0101 03CHECK 256.00





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

RECEIVED OF _____

FOR _____

BOOK 9754 PG 896

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

08/07/95 01 13:01 0001 9601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086878
IDENTIF. # REFERENCE

95 AUG -7 PM 1:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 938621