BOOK 9772 PG 271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Ruth M. Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 95

Cindy Adams
Notary Public

MY COMMISSION EXPIRES: 2/26/96
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH M. BRADFORD (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 94-16
1514 SPENCE CIRCLE (ADDRESS)	6525 QUAIL HOLLOW (ADDRESS)	PARCEL 4
NASHVILLE, TN 37210 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (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, AUDREY JUNE RUSSELL AND DOROTHY MAY MCMAHON AND RICHARD THOMAS MILLER BY AND THROUGH AUDREY JUNE RUSSELL, THEIR ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH M. BRADFORD, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Spence Circle as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 70 feet on the northerly side of Spence Circle and runs back between parallel lines 233.84 feet to a dead line on the rear.

Being the same property conveyed to AUDREY JUNE RUSSELL AND DOROTHY MAY MCMAHON AND RICHARD THOMAS MILLER, by Deed of record in Book 6154, page 644, Register's Office for Davidson County, Tennessee.

Audrey June Russell executes this instrument on behalf of Dorothy May McMahon and Richard Thomas Miller pursuant to Special Power of Attorney which is recorded simultaneously herewith.

This is not the principal residence of the Grantors.

95 AUG 24 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

00092753
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 1514 SPENCE CIRCLE, NASHVILLE, TN 37210
(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 21st day of August 19 95

Audrey June Russell
AUDREY JUNE RUSSELL

Richard Thomas Miller
RICHARD THOMAS MILLER
BY: Audrey June Russell
AUDREY JUNE RUSSELL, ATTORNEY IN FACT

Dorothy May McMahon
DOROTHY MAY MCMAHON
BY: Audrey June Russell
AUDREY JUNE RUSSELL, ATTORNEY IN FACT

BOOK 9772 PG 272

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 AUDREY JUNE RUSSELL AND DOROTHY MAY MCMAHON AND RICHARD THOMAS MILLER

the bargainor XX, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that XXXX they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE she Tennessee, this 21st day of August 19 95

Commission expires 11/20/96

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

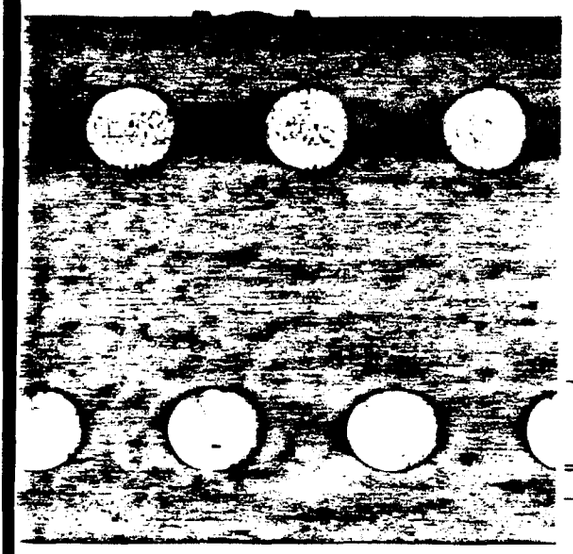
STATE OF TENNESSEE
COUNTY OF DAVIDSON

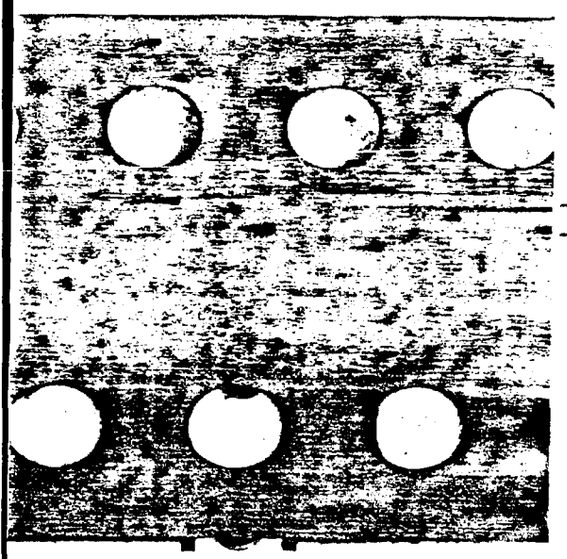
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDREY JUNE RUSSELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for DOROTHY MAY MCMAHON and RICHARD THOMAS MILLER, and is authorized by DOROTHY MAY MCMAHON and RICHARD THOMAS MILLER to execute this instrument on their behalf.

WITNESS my hand and official seal on this the 21st day of August, 1995.

NOTARY PUBLIC

My commission expires: 11/20/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	49000.00
CON TX	181.30
PRFEE	1.00
MTGFEE	8.00
TOTAL	190.30
CHECK	190.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 02 10:28 0001 5023

0092753
IDENTIF. REFERENCE

95 AUG 24 AM 10:28
REGISTER
DAVIDSON COUNTY, TN.

No. 944984