File 13577
File Box 9B
(First Title &Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9894 PG 770

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHILIP A. G. KARPOS (NAME)	NEW OWNER (NAME)	Map 116-13
101 South Bellevue Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM7105

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, JAMES C. BRADFORD, JR., SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 10, 1957

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP A. G. KARPOS AND WIFE, LISA ROES KARPOS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Resubdivision of Lot 5, 6 and Part 7 of Bransford Realty Co. Subdivision, as of record in Plat Book 4595, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eleanor A. Bradford, Trustee under Trust Agreement dated December 10, 1957 by deed from Faith B. Morford, unmarried of record in Book 8185, page 899, said Register's Office. The said Eleanor A. Bradford having since died with James C. Bradford, Jr. being designated as Successor Trustee under Trust Agreement dated December 10, 1957.

This conveyance is made subject to (1) Easements of record in Book 5787, page 23, and in Book 6053, page 893; and (2) All matters appearing on the Plan of record in Plat Book 4595, page 35, said Register's Office.

IDENTIFICATION OF PRACTICE

95 DEC 20 PM 2:37

DAVIDSON COUNTY, TN

0389 12/20 0101 00CHECK 1100.50

unimproved ( )
This is improved (XX) property, known as 101 South Bellevue Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 95.

J. C. Bradford Jr. Tr.

JAMES C. BRADFORD, JR.
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9894 PG 771

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. BRADFORD, JR., SUCCESSOR TRUSTEE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 19 95

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Philip A G Karpos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

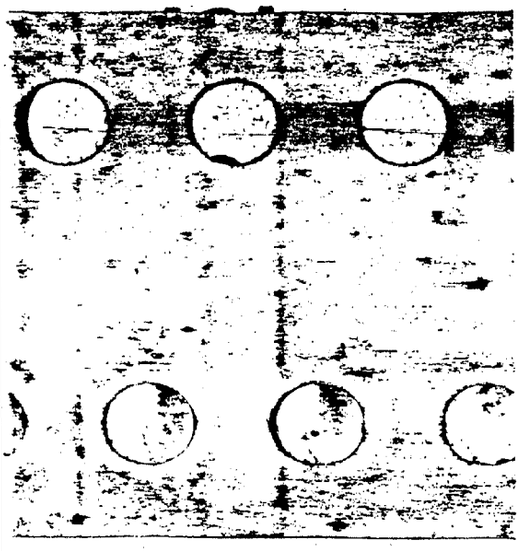
Notary Public

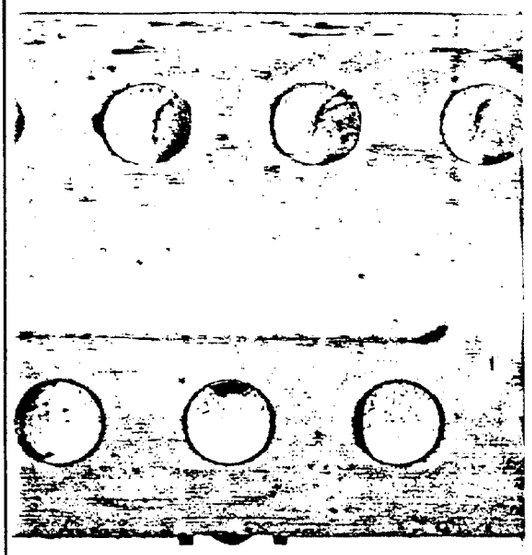
WARRANTY DEED

FROM JAMES C. BRADFORD, JR., SUCCESSOR TRUSTEE

TO PHILIP A. G. KARPOS AND WIFE, LISA ROES KARPOS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9894 PG 772

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

DAMT	
	295000.00
CON TX	1091.50
PRFEE	1.00
WDEED	8.00
TOTAL	1100.50
CHECK	1100.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133975

IDENTIFICATION REFERENCE

95 DEC 20 PM 2:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988807