0142187

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Michael Bradley **3530 Gondola Drive** **Antioch, TN 37013**	***To Mortgagee***	**150-3 243**

BOOK 9921 PG 899

MORTGAGEE:
Transworld Mortgage Corporation
P. O. Box 4329
Houston, TX 77210-4329

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $70,327.72

Michael Bradley
Affiant

Subscribed to and sworn before me this 18th day of January, 1996.

Mattie Walton
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/18/99

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Three Hundred Twenty-Seven Dollars and 72/100 ($70,327.72), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANDRA W. BRUCE has this day bargained and sold, and does hereby transfer and convey unto MICHAEL BRADLEY, the Grantee herein, his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 80-A, Zone Lot Division of Lots 78 through 80, 117 and 118, Chelsea of Priest Lake, Section Two-A and Lots 85 through 88 on the Plan of Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 631, amended in Book 6250, Page 423 and Book 6250, Page 449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra W. Bruce, unmarried by deed from Jennifer Gendron, unmarried of record in Book 9546, page 629, said Register's Office.

This is improved real property known as 3530 Gondola Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, personal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 18th day of January, 1996.

FILED 9921:930

Sandra W. Bruce
SANDRA W. BRUCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA W. BRUCE**, the within named bargainor, 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.

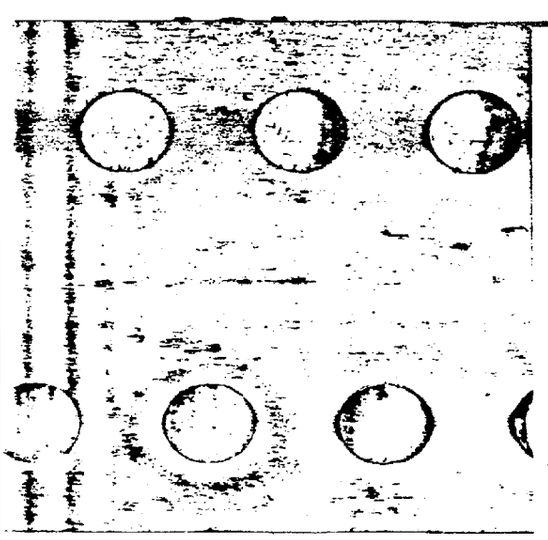
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 18th day of January, 1996.

Mattie Malton
Notary Public

My Commission Expires: 9/18/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RECEIVED 01/19 1101 03CHECK 269.22



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

RECEIVED OF _____

FOR _____

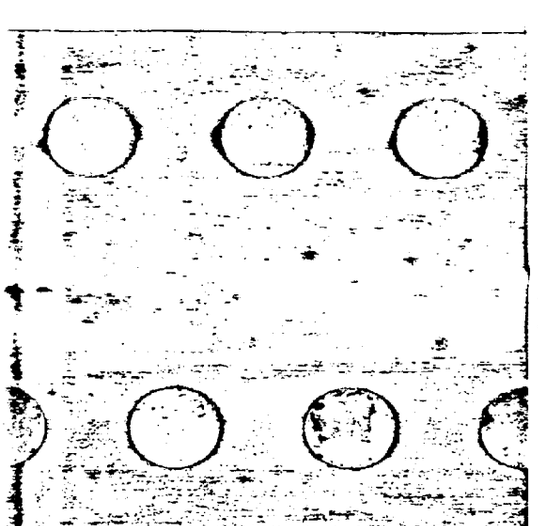
BOOK 9921 PG 901

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 70327.72
CON TX 260.22
PRFEE 1.00
MDEED 8.00
TOTAL 269.22
CHECK 269.22

01/13/96 01 16:13 0001 9214



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142187
IDENTIFICATION REFERENCE

96 JAN 18 PM 4:10
FILED AND RECORDED
DAVIDSON COUNTY, TN.

No. 997513