This Instrument Prepared By
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Gary Bradshaw
130 Vivrett Lane
Mount Juliet, TN 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
Feller Brown Realty & Aution Company, Inc.,
a Tennessee corporation
212 Madison Street
Madison, TN 37115

MAP AND PARCEL:
MAP 044-15
PARCEL 135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Roy Sloan, Jr. ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Gary Bradshaw and wife, Patricia Bradshaw ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being Lot No. 282, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; located on southeast corner of intersection of Hadley Ave. and Eighth Street, and containing 0.14 acres, more or less;

Being the same property conveyed to Roy Sloan, Jr., individually, by deed from Roy Sloan Jr., Successor Trustee, of record in Book 10060, page 862 said Register's Office.

This is improved property known as 801 Hadley Avenue, Old Hickory, TN 37138.

Gail E. Sloan joins in the execution of this instrument to convey her interest in the Property including homestead rights, if any, as spouse of Roy Sloan, Jr.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17 day of MAY, 1996.

Roy Sloan, Jr.

Gail E. Sloan

STATE OF Texas)
COUNTY OF Smith)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roy Sloan, Jr. and Gail E. Sloan, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Tyler, Texas, this the 17th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 7-21-97

MAUREEN RANEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 7-21-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,500.00.

AFFIANT

Subscribed and sworn to before me this 17th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 7-21-97

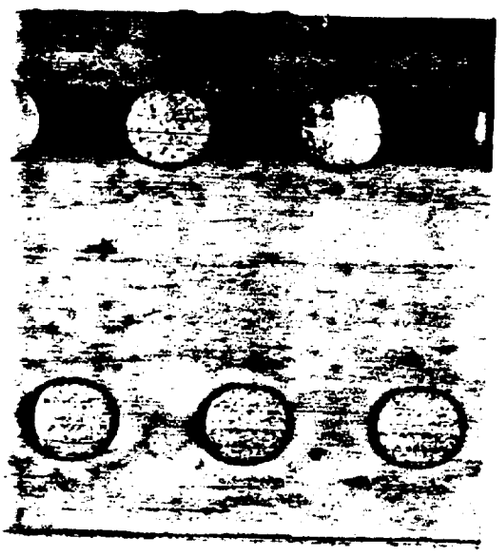
MAUREEN RANEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 7-21-97

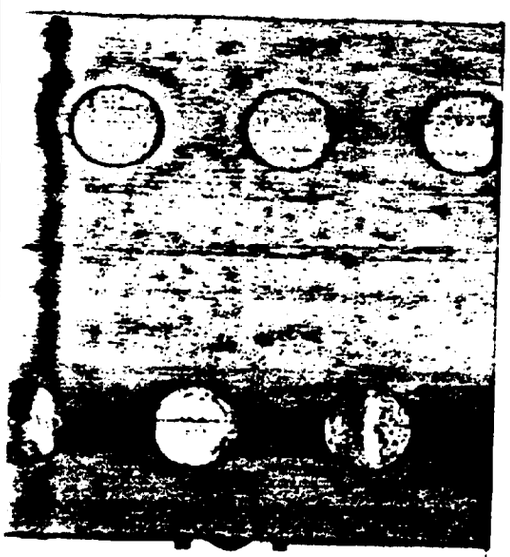
0185126
IDENTIF. & REFERENCE

96 MAY 24 PM 2:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5299 05/24 0101 03CHECK 288.35





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

RECEIVED OF _____

FOR _____

BOOK 10060 PG 866

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	75500.00
CON TX	279.35
PRFEE	1.00
MDEED	8.00
TOTAL	288.35
CHECK	288.35

05/24/96 01 14:33 0001 5299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185126
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043221