0190402

14A
1086C-1

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

96 JUN -7 PM 1:34

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William J. Brennan 1308 Arrowhead Drive Brentwood, TN 37027	Same	106-6-55 06DA-00580

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Mary C. Brennan
Affiant

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 5th day of June, 1996.

Notary Public

My commission expires: 7/24/97

BOOK 10079 PG 499

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES P. BRADLEY, JR., TRUSTEE**, as successor Trustee under the Charles P. Bradley, Sr. Trust as established and defined in a Deed of Trust of record in Book 4744, page 858, Register's Office for Davidson County, Tennessee, and the **CHARLES P. BRADLEY, SR. TRUST, CHARLES P. BRADLEY, JR., TRUSTEE**, collectively hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM J. BRENNAN and wife, MARY A. BRENNAN,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being described on the attached **Exhibit "A"** which is incorporated herein by reference.

This is improved property known as 701 Murfreesboro Pike, Nashville, TN 37210.

This conveyance is subject to:

1. Matters shown on the plan of record in Plat Book 9700, page 170, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 1996 and subsequent years. The property taxes for 1996 have been prorated and are assumed by the Grantee. Taxes for the year 1995 have been paid.

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 the undersigned Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set out above; and the Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the

lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of June, 1996.

Chas. P. Bradley Jr. TRUSTEE

CHARLES P. BRADLEY, JR., TRUSTEE, as successor Trustee under the Charles P. Bradley, Sr. Trust as established and defined in a Deed of Trust of record in Book 4744, page 858, Register's Office for Davidson County, Tennessee

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 CHARLES P. BRADLEY, JR., TRUSTEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed said instrument as the act and deed of the Charles P. Bradley, Sr. Trust, such action having been duly authorized and directed by all parties having an interest in said Trust or required to approve such action.

WITNESS my hand and official seal, this 1st day of June, 1996.

NOTARY PUBLIC

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97

BRADLEY.WD

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of the Bradley Candy Property as of record in Plat Book 9700, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

A PORTION of said property being part of the same property conveyed to S. M. Bradley and C. P. Bradley, by Deed dated April 20, 1945 from Albert A. White and wife, Martha H. White, of record in Book 1308, Page 504, Register's Office for Davidson County, Tennessee, said property being further conveyed to C. P. Bradley by deed dated January 25, 1946 from S. M. Bradley and wife, Frankie Compton Bradley by deed of record in Book 1340, page 668, said Register's Office.

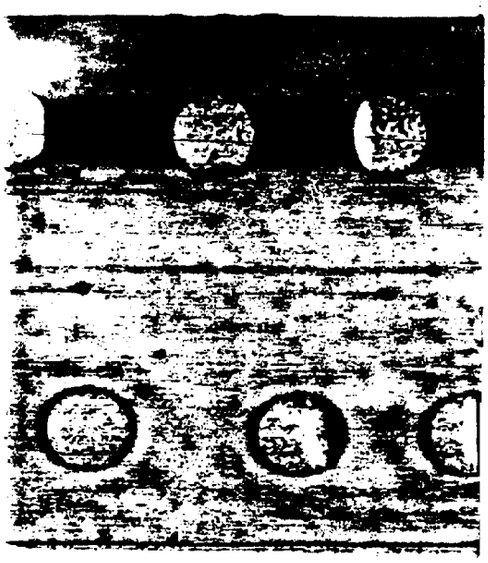
A PORTION of said property being all of the same property conveyed to Charles P. Bradley, by Quitclaim Deed dated March 19, 1946 from The Nashville, Chattanooga & St. Louis Railway, a Tennessee corporation, of record in Book 1380, Page 2, Register's Office for Davidson County, Tennessee.

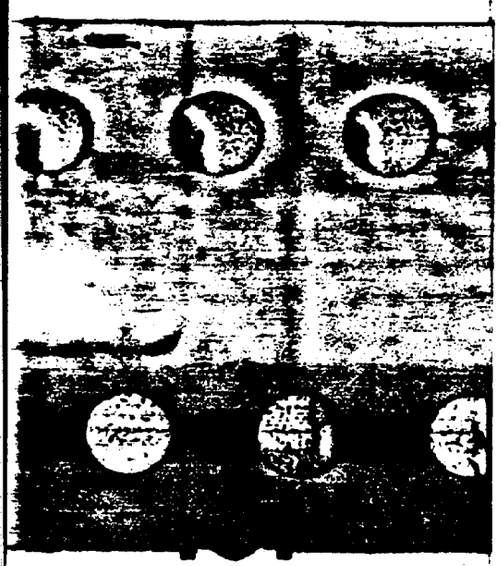
A PORTION of said property being all of the same property conveyed to C. P. Bradley, by Warranty Deed dated July 26, 1955 from The Nashville, Chattanooga & St. Louis Railway, a Tennessee corporation, of record in Book 2444, Page 254, Register's Office for Davidson County, Tennessee.

THE SAID CHARLES P. BRADLEY died July 2, 1973, leaving a Last Will and Testament which was probated in the Probate Court for Davidson County, Tennessee, a copy of said Will being filed in Minute Book 228, page 508, said Probate Court Clerk's Office, the property described in the above identified deeds being vested, pursuant to said Will, in Charles P. Bradley, Jr., as surviving Trustee under a Trust. The said Trust was created pursuant to that certain Deed of Trust (not a mortgage instrument) dated September 24, 1971 and of record in Book 4744, page 858, Register's Office for Davidson County, Tennessee.

A PORTION of said property acquired subsequent to the date of the said Charles P. Bradley's death and not passing through probate being part of the same property conveyed to Charles P. Bradley, Sr. Trust, Charles P. Bradley, Jr., Trustee, by Quitclaim Deed dated July 31, 1992 from CSX Transportation, Inc., a Virginia corporation, of record in Book 10019, Page 752, Register's Office for Davidson County, Tennessee.

97.5 03/07 01:01 CHECK 2048.00





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

RECEIVED OF _____

FOR _____

BK/PG 10079/PG502

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 550000.00
				CON TX 2035.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2048.00
				CHECK 2048.00
			06/07/96 01	13:40 0001 0925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190402
IDENTIF. ↑ REFERENCE

96 JUN -7 PM 1:3
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1048776