which I may be entitled, or of which I may have the power of testamentary disposition, control, or appointment, I give, devise and bequeath, absolutely and in fee simple, forever, to my wife, Lula E. Bradford, if she survives me but, if my said wife predeceases me, I then give, devise and bequeath the aforesaid rest, residue and remainder of my estate to my children, Ann Bradford Shacklett and Steven Bradford, share and share alike.

VII

I hereby nominate, constitute and appoint my said son-in-law, Thomas Shacklett, Executor of this my Last Will and Testament, and hereby excuse and exonerate him from giving bond or other security for the faithful discharge of his duties as such.

This my Last Will and Testament is typewritten on two pages, including the attestation clause and signatures of witnesses, and is identified by my signature on each page.

IN WITNESS WHEREOF, I, ALBERT LEE BRADFORD, have hereunto set my hand to this, my Last Will and Testament, and declare and publish it as such in the presence of witnesses at Nashville, Tennessee, this 13 day of May, 1974.

Albert Lee Bradford
ALBERT LEE BRADFORD

We, the undersigned witnesses, do hereby state that the above and foregoing Will was signed and published and declared by the Testator to be his last Will and Testament in the presence of all of us at one and the same time, and we, at his request, and in his presence and in the presence of each of us, have hereunto set our hands and subscribed our names as witnesses and we do hereby attest to the sound and disposing mind of said Testator, and to the performance of aforesaid acts of execution and publication at the place and on the date hereinabove set out.

Wm. E. Wiggins
WITNESS

538 41st Ave No. Nashville
ADDRESS

Bobby Burroughs
WITNESS

411 Capri Ct. Nashville
ADDRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, RICHARD R. ROOKER, Clerk of the Circuit Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and correct copy of the original on file in my office, and of Book 110 Page 409
Given under my hand and official seal, at office, in Nashville, this 15 of July 1996.

RICHARD R. ROOKER, CLERK

By S. DuMont
Deputy Clerk

96 JUL 17 PM 12:48
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
5278 07/17 0101 01CASH 8.00

PICK-UP

0204542
IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Information Furnished by Parties

BOOK 10123 PG 964-A

Address new Owner:	Send Tax Bills To:	Map Parcel No.
Randall Welch, et al. 209 36th Avenue Nashville, TN 37209	Same	Map 104-1 Parcel 261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN BRADFORD, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto RANDALL WELCH, GLADYS C. WELCH AND STEPHEN R. WELCH, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Map of M.T. Pendergrass' Subdivision of Lots Nos. 175 and 176 in West Grove Plan, as of record in Book 547, page 185, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 36th Avenue North, formerly Pendergrass Ave. and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Albert Lee Bradford by deed from Mrs. M.E. Bradford, a widow, of record in Book 2135, page 213, Register's Office for Davidson County, Tennessee. The said Albert Lee Bradford having since died. Being the same property conveyed to Steven Bradford by Will of Albert Lee Bradford dated May 13, 1974 and of record in Minute Book 110, page 144 and Will Book 110, page 409, Probate Court for Davidson County, Tennessee.

This is improved property known as 207 36th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and they do covenant with said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

96 JUL 17 PM 12:48
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of July, 1996.

Steven Bradford
STEVEN BRADFORD

Irene Bradford
IRENE BRADFORD
(Signature for purpose of conveying any marital interest she may have)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Bradford and wife, Irene Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

This the 13th day of July, 1996.

Diana C. Bass
Notary Public

My Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000.00.

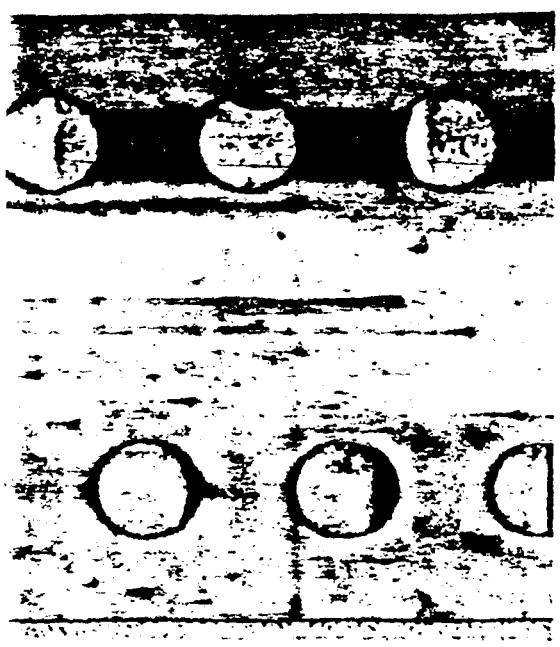
Randall Welch
Affiant

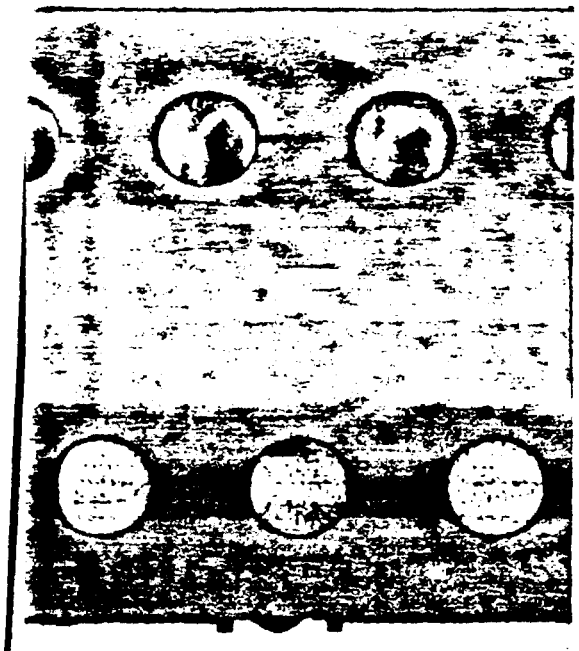
Subscribed and sworn to before me this 16th day of July, 1996.

Diana C. Bass
Notary Public

My Commission Expires; 7/24/99

6279 07/17 0101 03CHECK 16.40





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

RECEIVED OF _____

FOR _____

BOOK 10123 PG 966

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	2000.00
			CON TX	7.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	16.40
			CHECK	16.40
07/17/96	01	12:51 0001	6279	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204543
IDENTIF. # REFERENCE

96 JUL 17 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063941