THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary S. Bradshaw, et ux 130 Vincett Ln. Nash. Tn. 37122	Same as New Owner	Map 53-3 Parcel 425

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, L. P. MAJOR a/k/a LELAND P. MAJOR, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, hereinafter referred to as the "GRANTEES", their 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. 127 of Section B on the plan of E. I. de Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

SAID Lot No. 127 fronts 79.8 feet on the southwesterly side of Riverside Road and extends back 167.2 feet on the northwesterly side and 143.3 feet on the southeasterly side to a dead line, measuring 98.6 feet thereon.

BEING the same property conveyed to L. P. Major and wife, Ruby Major, by deed from J. R. Muhlig and wife, Evelyn M. Muhlig, of record in Book 3798, page 468, Register's Office for Davidson County, Tennessee. And, the said Ruby Major died on April 11, 1990, at which time the said property became vested in her surviving spouse, L. P. Major, in fee simple. L. P. Major a/k/a Leland P. Major, represents and warrants that all debts and obligations owing by Ruby Major during her lifetime or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1406 Riverside Drive, Old Hickory, TN 37138.

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 GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which have been prorated between the parties and have been paid, in full, by the GRANTOR.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 67, said Register's Office.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

TALYNE M. GREGG executes this Warranty Deed as Attorney-in-Fact for L. P. MAJOR a/k/a LELAND P. MAJOR, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 5th day of December, 1996.

"GRANTORS"

L. P. Major a/k/a Leland P. Major
By Talyne M Gregg
L. P. MAJOR a/k/a LELAND P. MAJOR
By: Talyne M. Gregg, Attorney In Fact

"GRANTEES"

Gary S Bradshaw
GARY S. BRADSHAW

Patricia C. Bradshaw
PATRICIA C. BRADSHAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3178 12/06 0101 03CHECK 354.03

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of December, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 5th day of December, 1996, before me, personally appeared TALYNE M. GREGG, to me known to be the person who executed the foregoing instrument on behalf of L. P. MAJOR a/k/a LELAND P. MAJOR, and acknowledged that she executed the same as the free act and deed of the said L. P. MAJOR a/k/a LELAND P. MAJOR.

WITNESS my hand and official seal this the 5th day of December, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $93,250.00.

Gary S Bradshaw
Affiant

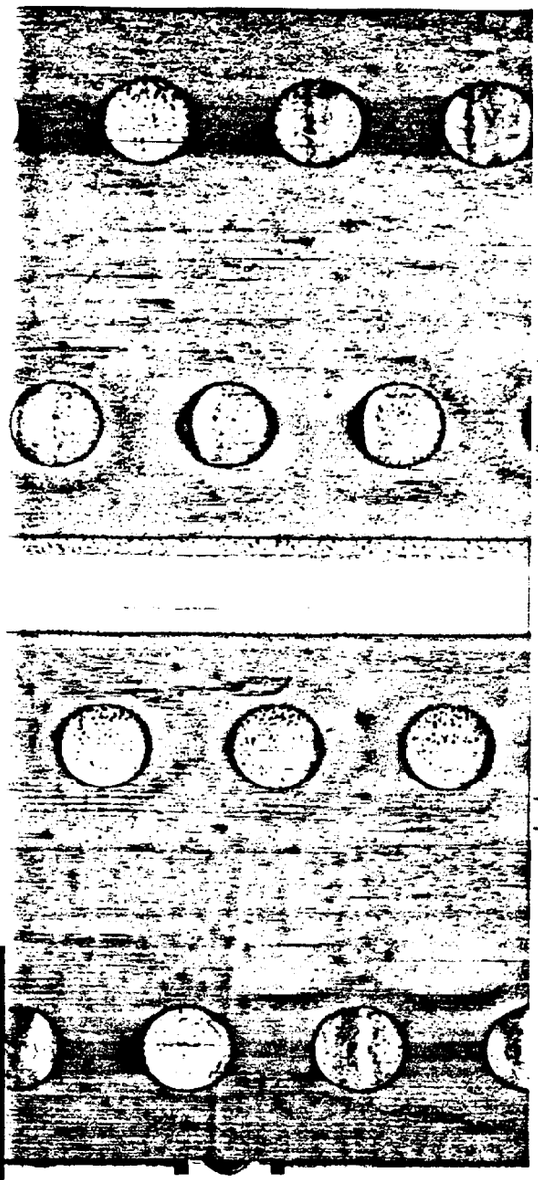
Sworn to and subscribed before me, this the 5th day of December, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0253681
IDENTIF. & REFERENCE

96 DEC -6 PM 3:33
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10283 PG 812

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 93250.00
CON TX 345.03
PRFEE 1.00
WDEED 8.00
TOTAL 354.03
CHECK 354.03

12/06/96 01 15:33 0001 3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253681
IDENTIF. # REFERENCE

96 DEC -6 PM 3:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1095824