WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35076)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10314 PG 625

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF December, 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Pyrdum (NAME)	Pacific Southwest Bank (NAME)	114-14-32
7631 Charlotte Pike (ADDRESS)	210 25th Avenue North #500 (ADDRESS)	8D-7625
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lula E. Bradford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Pyrdum and wife, Julie K. Pyrdum

HEREINAFTER CALLED 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. 1, Thousand Oaks Estates, as of record in Plat Book 3700, Page 82, Register's Office for said County, to which reference is here made for a more complete description of said lot.

BEING the same property conveyed to Lula E. Bradford, unmarried by deed from Stephen W. Reutter and wife, Karen K. Reutter of record in Book 6375, Page 168, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. & REFERENCE

97 JAN -8 PM 1:43

FELIX Z. DELISLE REGISTER
DAVIDSON COUNTY, TN.

3134 01/08 0101 03CHECK 484-45

This is improved (X) unimproved ( ) property, known as 7631 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zone)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of December, 19 96

Lula E. Bradford
Lula E. Bradford

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10314 PG 626

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 Lula E. Bradford, unmarried

the 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, Tennessee, this 27th day of December, 19 98.

Commission expires 4/25/98

Notary Public

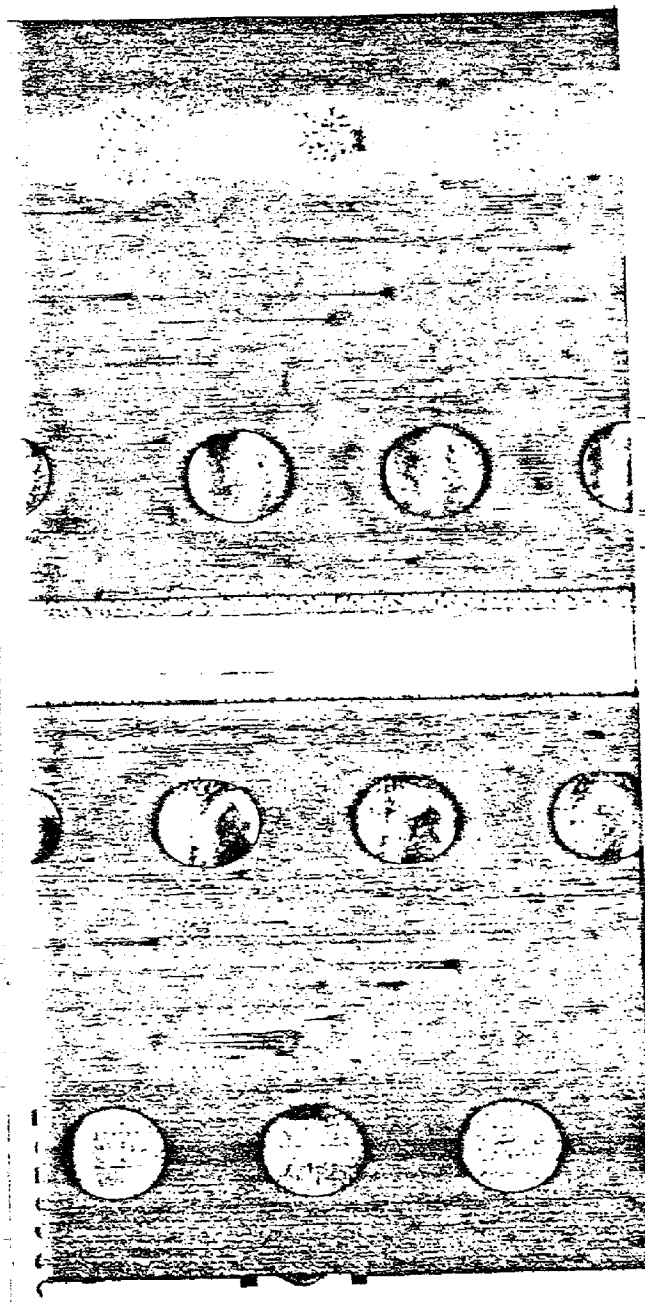
STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 627

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
128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
TOTAL 484.45
CHECK 484.45

01/08/97 01 13:43 0001 3134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262584
IDENTIF. & REFERENCE

97 JAN -8 PM 1:43
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.
(D)

No. 1105663