THIS INSTRUMENT PREPARED BY:

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

mail

Warranty Deed

BOOK 10388 PG 940

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary S. Bradshaw, et ux 150 Veach Ln. Mt. Juliet, Tn. 37122	Same as New Owner	Map 85-7 Parcel 2 Field Book 3DZ 63520

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, LAURA D. PENICK by and through SENIOR CITIZENS, INC., Conservator for Laura D. Penick, 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:

> BEING Lot No. 224 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, and described as follows:
>
> SAID Lot No. 224 fronts 85 feet on the northeasterly side of Downeymeade Drive and runs back between lines 155 feet on the northwesterly line and 148.71 feet on the southeasterly line to a dead line in the rear which is a broken line on which it measures 85.27 feet.
>
> BEING the same property conveyed to Henry W. Penick and wife, Laura D. Penick, by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3158, page 287, Register's Office for Davidson County, Tennessee. Laura D. Penick was predeceased by her husband, Henry W. Penick. Senior Citizens, Inc. was appointed Conservator for Laura D. Penick by Order of the Probate Court for Davidson County, Tennessee in the Matter of Laura Penick, an adult, Docket Number 94P-1927. By Order of the Probate Court for Davidson County, Tennessee, entered on March 14, 1997, the above described property was ordered sold, a copy of said Order Approving Sale of Real Property being attached as Exhibit "A" to this deed and incorporated herein by reference.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The mailing address for the said property is 233 Downeymeade Drive, Donelson, TN 37214.

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 LAURA D. PENICK 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 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2900, page 84, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its agents 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.

ADRIENNE LIPPARD was appointed Agent for SENIOR CITIZENS, INC. pursuant to an Action by Consent of the Executive Committee of Senior Citizens, Inc., as authorized by the Corporate By-Laws, to execute deeds and other documents necessary for the sale and transfer of the above described property.

WITNESS our hands on this the 21st day of March, 1997.

"GRANTOR"

SENIOR CITIZENS, INC.
Conservator for Laura D. Penick

BY: _____
ADRIENNE LIPPARD, Agent

"GRANTEES"

_____
GARY S. BRADSHAW

_____
PATRICIA C. BRADSHAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 21st day of March, 1997.

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ADRIENNE LIPPARD, with whom I am personally acquainted and who acknowledged herself to be an Agent for SENIOR CITIZENS , INC., the bargainor, a corporation, and as such Agent, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Agent.

WITNESS my hand and official seal, this the 21st day of March, 1997.

_____
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 21st day of March, 1997.

_____
NOTARY PUBLIC

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

EXHIBIT "A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED 19 AM 9:

IN THE MATTER OF:]
] NO: 94P-1927
LAURA PENICK, an adult.]

ORDER APPROVING SALE OF PROPERTY

This cause came on to be heard on the 14th day of March, 1997, before the Honorable Frank G. Clement, Jr., Judge of the Probate Court for Davidson County, Tennessee, upon the Motion of the Conservator, SENIOR CITIZENS, INC., for an Order approving the sale of the ward's real property located at 233 Downeymeade Drive, Donelson, Tennessee, 37214; and the entire record in this cause, from all of which the Court finds:

1. On January 14, 1997, after a hearing in open Court, the Court ordered that the ward's realty and personalty located at 233 Downeymeade Drive, Donelson, Tennessee, 37214, shall be sold at public auction by Feller Brown Realty & Auction Company, 212 Madison Street, Nashville, Tennessee 37115.

2. On February 22, 1997, the above-described property was sold at public auction by said Realty & Auction Company to Steve and Patricia Bradshaw for $95,000.00, subject to Court approval.

It is therefore ORDERED, ADJUDGED and DECREED as follows:

1. The proposed contract for the sale of the ward's real property located at 233 Downeymeade Drive, Donelson, Tennessee, 37214, shall be, and the same is hereby, approved.

2. the herein-described real property shall be sold to Steve and Patricia Bradshaw for a total sale price of $95,000.00, the remainder to be paid in full at closing, thereby divesting the ward out of any right, title and interest therein and vesting said right, title and interest in Steve and Patricia Bradshaw.

3. A duly authorized representative from the Conservator, SENIOR CITIZENS, INC., shall be, and is hereby, given the sole authority to sign a warranty deed transferring the ward's interest in the real property located at 233 Downeymeade Drive, Donelson, Tennessee, 37214, and all other closing documents on the ward's behalf.

4. The Conservator shall post a bond in the amount of $ 65,000.00.

5. All expenses associated with the sale of the above-described real property including, but not limited to, expenses of the auction, expenses incurred for the title insurance, prorated property taxes, real estate commissions, if any, maintenance fees and assessments, closing fees, closing attorney's fees and related costs necessary to complete the real estate sales transaction, shall be paid from the sale proceeds.

6. The remaining net proceeds of the sale shall be transferred and/or paid directly to the Conservator and used by the Conservator for the ward's continued support and benefit.

ENTERED this 14 day of March, 1997.

HON. FRANK G. CLEMENT, JR., JUDGE

APPROVED FOR ENTRY:

LAURA TEK, #16523
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 100
Madison, Tennessee 37115
615/851-2100
Attorney for Senior Citizens, Inc.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Order was sent by U.S. Mail, postage prepaid, to:

Jerry Rossman, c/o Senior Citizens, Inc., 1801 Broadway, Nashville, Tennessee 37203;

Myrtle Evelyn Chenault (Niece), 4590 Germantown Road, Memphis, Tennessee 38125;

T.C. and Nelda Penick (Brother-in-law and wife), 4408 Saunders Avenue, Nashville, Tennessee 37216;

Larry Dixon (Nephew), 902 East Church Street, Union City, Tennessee 38261;

Doris Dodson (Niece), Route 2, Kenton, Tennessee 38233;

James A, Dixon (Nephew), North Second Street, Union City, Tennessee 38261;

Bobbie McKenzie (Niece), 307 Orchid, Kenton, Tennessee 38233,

Thomas Dixon (Nephew, address unknown); and

Anita England (Niece, address unknown)

on this the 14 day of March, 1997.

LAURA TEK

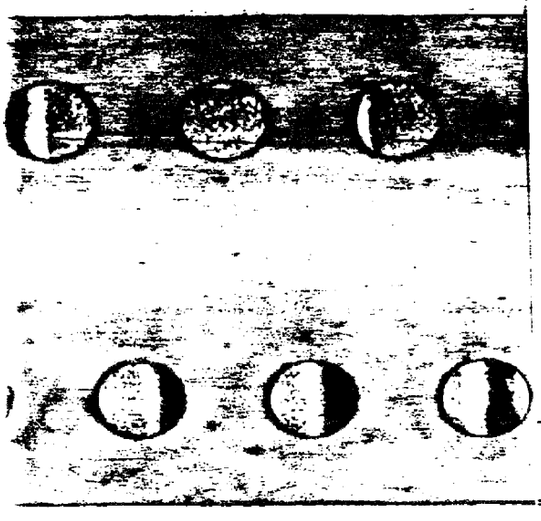
0205712

IDENTIFICATION REFERENCE

97 MAR 26 AM 9:56

DAVIDSON COUNTY, TN

0046 03/24 0101 03CHECK 35E.50



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

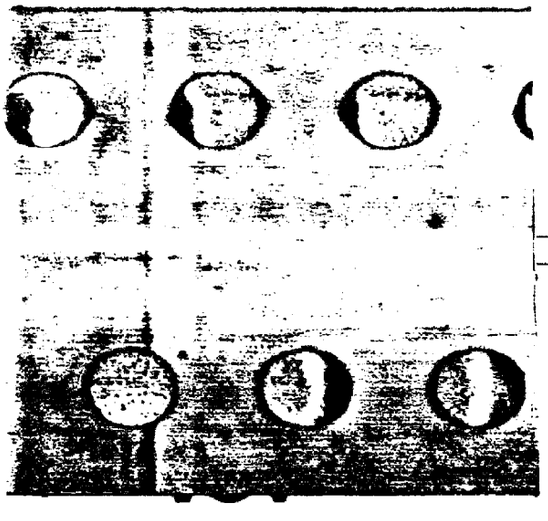
RECEIVED OF _____

FOR _____

BOOK 10388 PG 944

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	16.00
TOTAL	368.50
CHECK	368.50

03/24/97 01 09:56 0001 0046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285712
IDENTIF. & REFERENCE

97 MAR 24 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1130349