28-8

97050021

BOOK 10475 PG 902

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gary S. Bradshaw and wife,	**FTB Mortgage Services**	**53-02/96.00**
Patricia Bradshaw		
109 Ryburn Court	**P O Box 781639**	
Old Hickory TN 37138	**Dallas, TX 75378**	

WARRANTY DEED

*FOR AND IN CONSIDERATION of the sum of **Ten dollars and no/100 ($10.00)**, cash in hand paid by Gary S. Bradshaw and wife, Patricia Bradshaw, the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, including that the Grantees assume and agree to pay the unpaid principal balance of $59670.80 owed on a certain promissory note payable to the order of First Tennessee Bank National Association in the original principal sum of $67,100.00 according to its terms, and secured by deed of trust executed by Paul Nipper and wife, Betty Nipper, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, dated March 30, 1987, and recorded in Book 7202, page 643, Register's Office for Davidson County, Tennessee, **Janet Pennington (formerly Janet Van Hooser), an unmarried person,** have this day bargained and sold, and do hereby transfer and convey unto the said **Gary S. Bradshaw and wife, Patricia Bradshaw** the Grantees herein, their (successors), heirs and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:*

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Fairway View, Section I, Part II, as of record in Book 4675, Page 55, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate legal description.

Being all the same property conveyed to Clifford R. Van Hooser and wife, Janet Van Hooser by deed from Paul Nipper and wife, Betty L. Nipper of record in Book 7586, page 572, said Register's Office. Subsequently, Clifford R. Van Hooser having conveyed his interest to Janet Van Hooser by deed of record in Book 10316, page 206, said Register's Office.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 30th day of May, 1997.

The actual consideration or value whichever is greater, for this transfer is $81,750.00.

Janet Pennington
Affiant

Stephanie Cantrell Hatchett
Notary Public

Affix Seal

NOTARY PUBLIC AT LARGE

My Commission Expires: Jan. 27, 2001

This is unimproved ( ) property known as 109 Ryburn Court Old Hickory, TN. 37138
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

This conveyance is subject to said Deed of Trust of record in Book 7202, page 643, said Register's Office, restrictions of record and 1997 property taxes, which are prorated and assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of May, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janet Pennington
Janet Pennington (formerly Janet Van Hooser)

Gary S. Bradshaw
Gary S. Bradshaw

Patricia Bradshaw
Patricia Bradshaw

97050021

BOOK 10475 PG 903

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, Janet Pennington, a Notary Public in and for said County and State, Janet Pennington (formerly Janet Van Hooser), 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 Davidson County, Tennessee, this 30th day of May, 1997.

Stephanie Cantrell Hatchett
Notary Public

STEPHANIE CANTRELL HATCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires:
Jan. 27, 2001

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, Stephanie Cantrell Hatchett, a Notary Public in and for said County and State, Gary S. Bradshaw and wife, Patricia 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 and official seal at Davidson County, Tennessee, this 30th day of May, 1997.

Stephanie Cantrell Hatchett
Notary Public

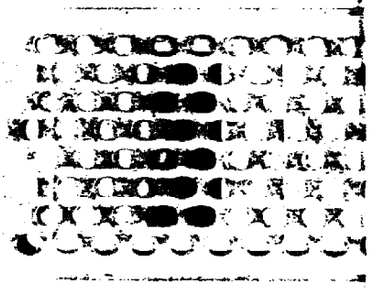
STEPHANIE CANTRELL HATCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires:
Jan. 27, 2001

03110033
IDENTIFICATION REFERENCE

97 JUN -2 PM 3:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7773 06/02 0101 03CHECK 311-48



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

RECEIVED OF _____

FOR _____

BOOK 10475 PG 904

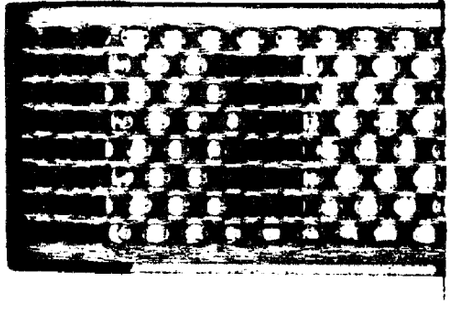
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81750-00
CON TX 302-48
PRFEE 1-00
WDEED 8-00
TOTAL 311-48
CHECK 311-48

06/02/97 01 16:04 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03110 33
IDENTIF. # REFERENCE

97 JUN -2 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157712