FB12
JCR

BOOK 10582 PG 586

FROM: Charles Douglas Lawrence and wife, Dora Lawrence

TO: Richard Todd Bradley and wife, Tracy Lynn Bradley

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard Todd & Tracy Lynn Bradley		Map 103-3
5204 Idaho Avenue	(same)	Parcel 71
Nashville, TN 37209		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Todd Bradley
Affiant

Subscribed and sworn to before me, this the 25th day of August, 1997.

Janette F. Ramer
Notary Public

My Comm. Expires: 7/18/99

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Douglas Lawrence and wife, Dora Lawrence, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Richard Todd Bradley and wife, Tracy Lynn Bradley, hereinafter called "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 the westerly 50 feet of the easterly 440 feet of the Northerly 160 feet of Lots 23 and 24, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, as of record in Book 421, page 18, Register's Office for said County.
>
> Said part of said lots front 50 feet on the southerly side of Idaho Avenue and run back between parallel lines 160 feet to a dead line.
>
> Being the same property conveyed to Charles Douglas Lawrence and wife, Dora Lawrence by deed from Paul N. Byrn (unmarried), of record in Book 2601, page 459, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 1997 Metropolitan Government taxes.

This is improved property known as 5201 Idaho Avenue, Nashville, Tennessee 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 their hand this 25th day of August, 1997.

Charles Douglas Lawrence
Charles Douglas Lawrence

Dora Lawrence
Dora Lawrence

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 Charles Douglas Lawrence and Dora Lawrence, the bargainors; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of August, 1997.

Jeanette F. Remer
NOTARY PUBLIC

My Commission Expires: 9/18/99

0341571
IDENTIF. & REFERENCE

97 AUG 26 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1174 08/26 0101 03CHECK 286.50

10173BDE
14070007

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 588

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

08/26/97 01 16:11 0001 1174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341571
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190692