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 Vivrett Lane Mt. Juliet, TN 37122	Same as New Owner	Map 53-11 Parcel 1

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, WILLIAM W. BROWN, 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. 57 on the Plan of Section Two, Fairway View, of record in Book 2900, page 100, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 100 feet on the westerly side of Hurst Drive and extends back 290.9 feet on the southerly line and 294.4 feet on the northerly line, to a line in the rear on which it measures 100.05 feet.

BEING the same property conveyed to William W. Brown and wife, Mary W. Brown, by deed from Mabel Louise Pope, an unmarried person, of record in Book 4116, page 450, Register's Office for Davidson County, Tennessee. And, the said Mary W. Brown died, testate, on January 18, 1993, at which time the property became vested in her husband, William W. Brown, in fee simple. By his signature hereto, William W. Brown represents and warrants that all debts and obligations owing by Mary W. Brown during her lifetime or by reason of her death, have been fully paid and satisfied. William W. Brown is now married to Marjorie C. Brown.

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 302 Hurst 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 I, the GRANTORS, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant 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 Escrow Closing Attorney, at closing.

2. Restrictive Covenants of record in Book 3066, page 434, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 2900, page 100, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

JOINDER OF SPOUSE: MARJORIE C. BROWN, wife of WILLIAM W. BROWN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise, but she makes no warranties, whatsoever, concerning the said property.

WITNESS our hands on this the 5th day of December, 1997.

"GRANTOR"

William W Brown
WILLIAM W. BROWN

Marjorie C. Brown
MARJORIE C. BROWN

"GRANTEES"

Gary S Bradshaw
GARY S. BRADSHAW

Patricia C. Bradshaw
PATRICIA C. BRADSHAW

8204 12/08 0101 03[illegible] 490.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM W. BROWN and wife, MARJORIE C. BROWN, and 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, 1997.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Gary S Bradshaw
Affiant

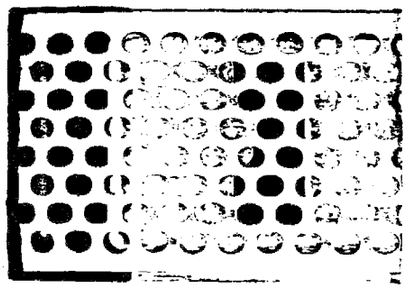
Sworn to and subscribed before me, this the 5th day of December, 1997.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0377447
IDENTIFICATION REFERENCE

97 DEC -8 AM 8:09



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10711 PG 624

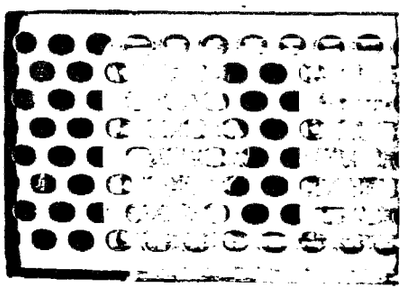
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT

12/08/97 01 08:12 0001 ED=4

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0377447

IDENTIF. & REFERENCE

97 DEC -8 AM 8:09

DAVIDSON COUNTY, TENN.

No.1229006