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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10731 PG 118

W & I Ref: (fh) Title No: 39241
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda Posey 4222 Lone Oak Road Nashville, TN 37215	**CTX Mortgage Company** **5200 Maryland Way, Ste. 108** **Brentwood, TN 37027**

TAX MAP-PARCEL NUMBERS: 131-03-D-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 138,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Bradford, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Linda Posey, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B Lot 3 on the plan of Lone Oak Park Condominiums, of record in Book 5800, Page 211 and further set forth as Exhibit "C" to the Master Deed of record in Book 6108, Page 332, Register's office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David Bradford, unmarried by deed from Michael B. Bishop and wife, Anne S. Bishop of record in Book 9750, Page 935, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6108, Page 332, Book 1166, Page 81, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of David Bradford by Karen Trigg as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4222 Lone Oak Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 1997.

David Bradford
by Karen Trigg

David Bradford, By: Karen Trigg, Atty-In-Fact

State of Tennessee
County of Davidson

On this 19th day of December, 1997, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 138,000.00

Linda Posey
Affiant

Sworn and subscribed before me on the 19th day of December, 1997.

J. E. Sprouse
Notary Public

My Commission Expires: 12-12-99

J. E. SPROUSE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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 **Karen Trigg**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **David Bradford**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: David Bradford

TO: Linda Posey

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Karen Trigg
Karen Trigg, Affiant

Sworn to and subscribed before me this
19th day of December, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

97 DEC 22 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0382909
IDENTIFICATION REFERENCE

4262 12/22 0101 03CHECK 523.60

Wldoc: PAS Exhib WD—9/91
Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 12.00
TOTAL 523.60
CHECK 523.60

12/22/97 01 15:20 0001 4262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0382909
IDENTIFICATION REFERENCE

97 DEC 22 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1234982