BOOK 10857 PG 301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Karen B. Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 1/2/2001
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALERIE BRIDGEFORTH (NAME)	Valerie Bridgeforth (NAME)	MAP 42-16
309 HICKORY CHASE COURT (ADDRESS)	309 Hickory Chase Court (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	PARCEL 16.00CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID K. WACHTEL, JR. AND WIFE, SHARON KAY WACHTEL, by and through DAVID K. WACHTEL, JR., ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALERIE BRIDGEFORTH AND HUSBAND, JOHN BRIDGEFORTH

HEREINAFTER CALLED THE 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 Lot No. 16 on the Final Plat of Hickory Chase of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to David K. Wachtel by deed of record in Book 7412, page 406, and re-recorded in Book 7420, page 856, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to David K. Wachtel, Jr. and wife, Sharon Kay Wachtel by deed of record in Book 4596, page 922, Register's Office for Davidson County, Tennessee.

DAVID K. WACHTEL, JR. executes this instrument as Attorney in Fact for SHARON K. WACHTEL pursuant to Power of Attorney recorded simultaneously herewith.

SHARON K. WACHTEL AND SHARON KAY WACHTEL are one and the same person.

04176144

IDENTIFICATION REFERENCE

98 MAR 27 PM 12:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (X) property, known as 309 HICKORY CHASE COURT, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 our hand S this 19th day of March 19 98

David K. Wachtel
DAVID K. WACHTEL, JR.

Sharon K. Wachtel
SHARON KAY WACHTEL
BY: David K. Wachtel Attorney in Fact
DAVID K. WACHTEL, JR., ATTORNEY IN FACT

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 DAVID K. WACHTEL, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 18th day of March 19 98.

Commission expires 9/23/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, DAVID K. WACHTEL, JR., with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for SHARON KAY WACHTEL, and is authorized by SHARON KAY WACHTEL, to execute this instrument on her behalf.

Witness my hand and official seal this the 18th day of March, 1998.

NOTARY PUBLIC

My commission expires: 9/23/2000

1680 03/27 0101 03CHECK 597.30

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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 303

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	
	159000.00
CON TX	588.30
PRFEE	1.00
WDEED	8.00
TOTAL	597.30
CHECK	597.30

03/27/98 01 12:45 0001 1680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04176444
IDENTIFICATION REFERENCE

98 MAR 27 PM 12:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271960