BK 10865 PG 556

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jerry Kemp
505 Clematis Drive
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

PICK-UP

98 APR -1 PM 1:56

IDENTIFICATION REFERENCE

04 19841

WARRANTY DEED

(Map Number 113-00-0; Parcel Number 141.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DAVID L. BRADLEY,** an unmarried person, have bargained and sold and do hereby transfer and convey unto **JERRY KEMP** and wife, **CHERYL KEMP**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

3978 04/01 0101 [illegible]

LAND in the 2nd Civil District of Davidson County, Tennessee, being Tract 6 containing 14.6 acres, more or less, on the Plan of Quail Creek Estates, of record in Book 5200, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David L. Bradley, unmarried, by deed from Victoria Holden, unmarried, of record in Book 10505, page 674, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to the following:

1. Restrictive covenants of record in Book 5222, page 245, said Register's Office.
2. A 12 foot driveway easement for the benefit of Lot 5 as set out in the deed dated December 7, 1977 from John M. Miller and William J. Gregg to Lloyd Holden and wife, Alice Holden, of record in Book 5232, page 105, said Register's Office.
3. A twenty foot permanent public utility easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government, of record in Book 10654, page 336, said Register's Office.
4. All matters shown on the Plan of record in Plat Book 5200, page 3, said Register's Office.

This is unimproved property known as: 8028 Quail Creek Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1998 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 27th day of March, 1998.

DAVID L. BRADLEY

STATE OF GEORGIA)
COUNTY OF Clayton)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David L. Bradley, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Fayetteville, Georgia, on this the 27 day of March, 1998.

Notary Public

STACEY C. CARBERRY NOTARY PUBLIC CLAYTON COUNTY, GEORGIA

My Commission Expires: Notary Public, Clayton County, Georgia My Commission Expires Nov 21 1998

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$84,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27TH day of March, 1998.

Notary Public

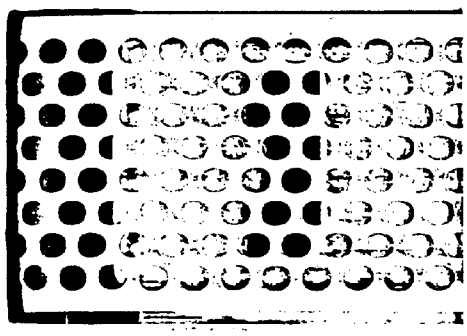
My Commission Expires: 10/21/2000

KATHRYN S. FIX NOTARY PUBLIC AT LARGE TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

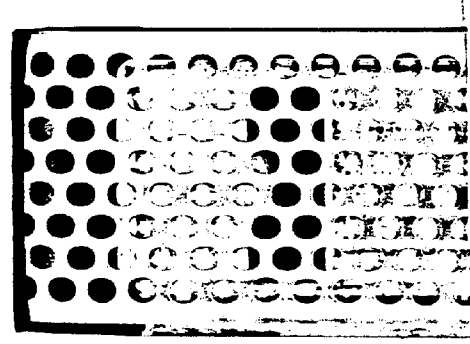
BOOK 10865 PG 558

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 19841
IDENTIF. & REFERENCE

98 APR -1 PM 1:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1274241