BOOK 11002 PAGE 411

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

James W Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bradley (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 96-10
3021 Ironwood Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 256
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

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, Morris A. Nelson, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, James W. Bradley and wife, Jane L. Bradley

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 a part of Lot No. 253 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, Page 88, Register's Office for said County, and being a part of an unnumbered tract lying east of Lot No. 253 and described together as follows:

Beginning at a point in the easterly margin of Ironwood Drive at the northwest corner of a triangular part of said lot that was conveyed to J. R. Coarsey by deed from A. D. Hewlett and wife, of record in Book 2336, Page 343, said Register's Office; thence along Coarsey's north line north 51° 14' east 275.6 feet to a point; thence northerly 47.6 feet to a point in the center line of a TVA power line easement; thence with the center line of the same and along the north line of Lot 253, westerly 256.1 feet to a concrete monument in the east margin of Ironwood Drive; thence with the margin of the same, southerly and partly around a curve 190.25 feet to the point of beginning.

BEING the same property conveyed to Morris A. Nelson and wife, Stella B. Nelson by deed from John L. Worley and wife, Stella B. Nelson, of record in Book 3930, Page 543, Register's Office for said County. The said Stella B. Nelson now being deceased.

unimproved ( )
This is improved (X) property, known as 3021 Ironwood Drive, Nashville, TN 37214
(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 my hand this 30th day of June, 19 98

Morris A Nelson
Morris A. Nelson

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris A. Nelson, a widower

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 Nashville, Tennessee, this 30th day of June, 1998.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

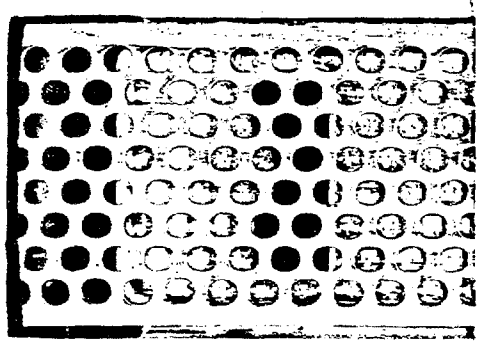
8643 07/01 0101 03CHECK 233.00

04 57863

IDENTIFICATION REFERENCE

98 JUL -1 PM 4:05

[illegible]
DAVIDSON COUNTY, TN.



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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

07/01/98 01 16:05 0001 8643

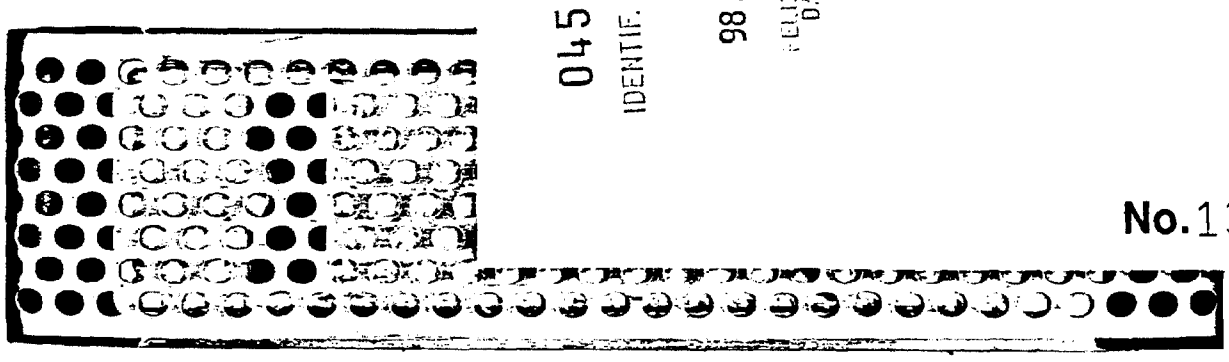
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457863

IDENTIFICATION REFERENCE

98 JUL -1 PM 4:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1314422