THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00

John Joseph Bradford
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of June 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN JOSEPH BRADFORD 2113 W. Linden Avenue Nashville, Tennessee 37212	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 104-15 PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND NO/100------ ---------- ($ 240,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, ____, K.W.I., INC.

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto JOHN JOSEPH BRADFORD AND WIFE, MARION MCCORKLE BRADFORD 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:

BEING Lot No. 9 on the Map of J. Leroy Davis Resubdivision of Lots in Belair as of record in Book 547, page 137, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the south side of West Linden Avenue and runs back between parallel lines, 185.0 feet to an alley.

BEING the same property conveyed to K.W.I., Inc., a Tennessee corporation, by deed from Madeline Newson, married, of record in Book 10479, page 396, Register's Office for Davidson County, Tennessee.

98 JUL -6 AM 8:38
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0458587

This is improved property known as 2113 W. Linden Avenue, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J. Leroy Davis Resubdivision of Lots in Belair of record in Book 547, page 137, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds its successors and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 19 98, as the duly authorized officer of the herein named corporate party.

K.W.I., INC.

Kenneth A. Wallace, President

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9402 07/06 0101 03CHECK 899.00

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth A. Wallace and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and _____ respectively of the K.W.I., INC. _____ the within named bargainor, and corporation, and that he as such President 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 Kenneth A. Wallace as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 30th day of June, 1998.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 773

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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 899.00
CHECK 899.00

07/06/98 01 08:38 0001 9402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458587
IDENTIF. & REFERENCE

98 JUL -6 AM 8:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1315166