14-A

BOOK 11094 PAGE 392

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY BRADSHAW, JR. (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE (NAME)	MAP 131-4
4112 Granny White Pike (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 101.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	16DA-18795

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, CHARLES K. OLIVER AND WIFE, ELISE R. OLIVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY BRADSHAW, JR. AND GINA D. GUTHRIE

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. 5 and part of Lot No. 4 of Block 18 of College Park Subdivision as of record in Plat Book 843, page 29, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 4 begins at the northeasterly corner of Granny Whte Pike and Woodvale Drive; thence with the northerly margin of Woodvale Drive easterly 160 feet to the southwesterly corner of Lot No. 6; thence with the westerly line of Lot No. 6 northerly 109 1/2 feet to a point 12 feet south of the corner of Lots Nos. 3 and 4, the southeasterly corner of the property conveyed to Ashod Gulbank, et ux by deed from Houston T. Ezel, et ux, of record in Book 2090, page 116; thence with the southerly line of said Gulbank property westerly 160 feet, more or less, to the easterly margin of Granny White Pike, the common corner of Lots Nos. 3 and 4; thence with said pike southerly 127 feet to the point of beginning.

BEING the same property conveyed to Charles W. Oliver and wife, Elise R. Oliver, by Deed from Lowell D. Nicks and wife, Addie Mai Thompson Nicks, of record in Book 2338, Page 32, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 4112 Granny White Pike, Nashville, TN 37204
(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 28th day of August 19 98

CHARLES K. OLIVER
Charles K. Oliver
By: William L. Harbison, atty-in-fact
WILLIAM L. HARBISON, ATTORNEY-IN-FACT

ELISE R. OLIVER, Elise R. Oliver
By: William L. Harbison, atty-in-fact
WILLIAM L. HARBISON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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_____ .

5476 09/02 0101 03CHECK 573.40

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of CHARLES W. OLIVER AND ELISE R. OLIVER pursuant to a Power of Attorney executed by same on the 25th day of August, 1998, and being filed for record simultaneously herewith.

ELISE R. OLIVER AND ELISE RAMER OLIVER ARE ONE AND THE SAME PERSON.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of August, 1998, before me personally appeared WILLIAM L. HARBISON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES W. OLIVER AND ELISE R. OLIVER and acknowledged that he executed the same as the free act and deed of said CHARLES W. OLIVER AND ELISE R. OLIVER.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/27/01

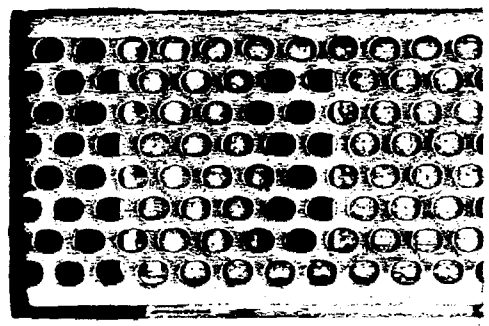
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

98 SEP -2 AM 10:27

RECEIVED FOR RECORD & REGISTER
DAVIDSON COUNTY, TN.

RECEIPT & REFERENCE

04829 22



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

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 394

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
				0.

CONT

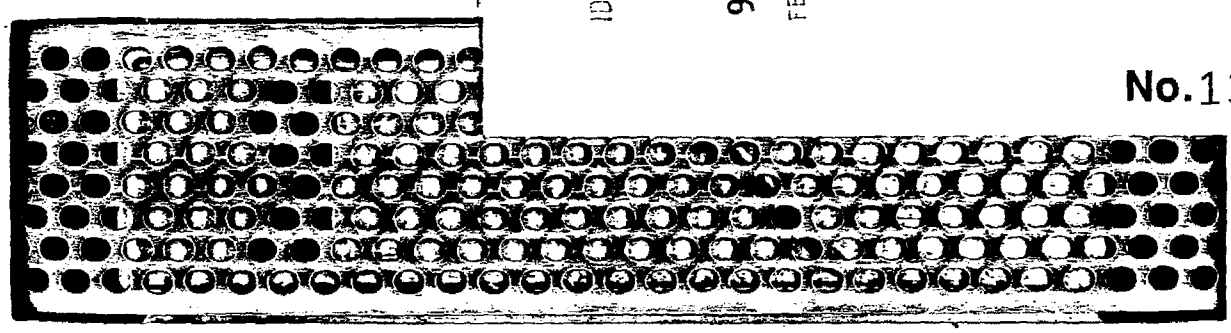
CONT 0.00
CAMT 152000.00
CON TX 562.40
PRFEE 1.00
WDEED 8.00
BKE 2.00
TOTAL 573.40
CHECK 573.40

09/02/98 01 10:28 0001 5476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482922
IDENTIFICATION REFERENCE

98 SEP -2 AM 10:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1340921