WARRANTY DEED

BOOK 11250 PAGE 790

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Albert A. Stratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: Exp. 05/27/2001
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert A. Stratton (NAME)	SAME (NAME)	MAP 105-05
1714 - 15th Aveue South (ADDRESS)	(ADDRESS)	PARCEL 182
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(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, Leon D. Bradley and wife, Joanne Bradley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert A. Stratton and wife, Amanda F. stratton

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. 1 and the north 5 feet of Lot No. 2 on the Map of Belmont Land Company's Subdivision of lots No. 63 and 64 of the O. B. Hayes Rokeby Addition, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and the north 5 feet of Lot No. 2 front together 35 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leon D. Bradley by deed from Alexine Moppins, a widow, of record in Book 7348, page 72, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 21, page 87, said Register's Office; and (b) restrictive covenants of record in Book 2089, page 191 and Book 2093, page 107, said Register's Office.

Joanne Bradley joins in executing this Deed to convey any marital interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 1714 - 15th Aveue South, Nashville, Tennessee 37212
(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 11th day of December 19 98

Leon D. Bradley
Leon D. Bradley

Jo Ann Bradley
Joanne Bradley

BOOK 11250 PAGE 791

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 Leon D. Bradley and Joanne Bradley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December 19 98.

Commission expires Exp 05/27/2001

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

MAIL ENV.

0524791

IDENTIF. & REFERENCE

98 DEC 14 AM 10:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0033 12/14 0101 03CHECK 306.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11250 PAGE 792

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.63
CHECK	306.63

12/14/98 01 10:55 0001 0033

524791

98 DEC 14 AM 10:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399501