Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0541877

39-B

IDENTIF. & REFERENCE File #99-1047

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99 JAN 28 PM 12:09

[illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Helen F. Bradford, a Widow, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David W. Schroeder, a married person, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, State of Tennessee, described as follows:
To-Wit:

BEGINNING at an iron pin located on Highway 96, thence S 23 deg. 31 min. 49 sec. East for a distance of 868.06 feet to a point in Little East Fork Creek, thence running along Little East Fork Creek N 80 deg. 56 min. 36 sec. West for a distance of 84.61 feet; thence N 73 deg. 23 min. 03 sec. West for a distance of 142.99 feet; thence N 72 deg. 24 min. 27 sec. West for a distance of 65.05 feet; thence S 78 deg. 15 min. 24 sec. West for a distance of 98.94 feet; thence S 73 deg. 47 min. 45 sec. West for a distance of 307.36 feet; thence South 81 deg. 58 min. 49 sec. West for a distance of 368.24 feet to a point in East Fork Creek; thence running N 47 deg. 12 min. 30 sec. West for a distance of 154.48 feet to a point; thence N 44 deg. 52 min. 30 sec. East for a distance of 1,114.09 feet to a point at Highway 96; thence with a radius of 2975.74 sec. bearing S 52 deg. 50 min. 24 sec. East to the point of beginning, containing 11.185 acres, more or less.

Being the same property conveyed to Grantor by Warranty Deed being recorded herewith.

Being the same property conveyed to James W. Bradford and wife Helen J. Bradford by deed of record in Book 6777, Page 124, RODC, James W. Bradford having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 9541 Highway 96, Nashville, TN 37064

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of January, 1999

Helen F. Bradford
Helen F. Bradford

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee)
County of Davidson)

On this the 25th day of January, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Helen F. Bradford the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. ANGELA D. WILLIAMSON My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $304,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of January, 1999.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. ANGELA D. WILLIAMSON My Commission Expires

NEW OWNER:
David W. Schroeder
9541 Highway 96
Nashville, TN

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
178-0-65

01/28 01:24 8224
03CHECK 1135.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 69

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
304000.00
CON TX 1124.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1135.80
CHECK 1135.80

01/28/99 01 12:07 0001 8224

05418877
IDENTIF. # REFERENCE

99 JAN 28 PM 12:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417615