Box 2

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BOOK 11328 PAGE 159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 11/2/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles E. Bradley	Chase Manhattan Mortgage	181-03 0-A-210.00
(NAME)	(NAME)	
6608 Broken Bow Drive	343 Thornall Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Edison, NJ 08837	
(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, Eugene A. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Bradley and wife, Robin F. 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 Lot No. 21 on the Plan of Section One, Indian Creek Estates, as of record in Plat Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise, by Deed from Benedict Marino and wife, Catherine M. Marino, of record in Book 10165, page 735, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded simultaneously herewith, Gregory S. Perrone, Trustee conveyed all of his right, title and interest in subject property to Eugene A. Collins.
This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 556 and 557; all matters appearing on the Plan of record in Plat Book 9700, page 391; restrictions of record in Book 10752, page 553; by-laws of record in Book 11033, page 509; dedication of common area of record in Book 11033, page 519; charter of record in Book 11031, page 79; storm water detention agreement of record in Book 10729, page 380; and easement of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

I, Lisa Dawn Collins, wife of Eugene A. Collins, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Charles E. Bradley and wife, Robin F. Bradley, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

CONTINUED

This is improved (X) unimproved ( ) property, known as 6608 Broken Bow Drive, Antioch, Tennessee 37013
(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 29th day of January 19 99

Eugene A. Collins

Lisa Dawn Collins by E. Collins atty-in-fact

Lisa Dawn Collins by her Attorney-in-Fact Eugene A. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eugene A. Collins with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Lisa Dawn Collins the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa Dawn Collins the within named bargainor(s) by the said Eugene A. Collins as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of January, 1999

NOTARY PUBLIC

My Commission Expires: 4/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins 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 Brentwood Tennessee, this 29th day of January, 19 99.

Commission expires 4/12/2002

Notary Public

WARRANTY DEED

FROM

Eugene A. Collins

TO

Charles E. Bradley and wife,
Robin F. Bradley

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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IDENTIFICATION/REFERENCE
99 FEB -4 PM 2:27
DAVIDSON COUNTY, TN.
1997 02/04 0101 CASHIER 44.25

05451

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11328 PAGE 161

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

054542 1
IDENTIF. ↑ REFERENCE

99 FEB -4 PM 2:27

REGISTER
DAVIDSON COUNTY, TN.

CAMT
172500.00
CON TX 638.25
PRFEE 1.00
VDEED 8.00
CFEE 2.00
TOTAL 649.25
CHECK 649.25

02 04 98 01 14:26 0001 1997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421324