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 $ 290,000.00

Teresa D. Bradford
Affiant

Subscribed and sworn to before me, this 25th day of February 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TERESA D. BRADFORD 1501 Eastland Avenue Nashville, Tennessee 37206	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 83-5 PARCEL 381

WARRANTY DEED

BOOK 11372 PG. 354

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND NO/100------ ---------- ($ 290,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, GARY J. JACQUES AND WIFE, KAREN B. JACQUES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA D. BRADFORD AND HUSBAND, ROBERT K. 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 the easterly 138.0 feet of the southerly 250.0 of Block No. 2 on the corrected Plan of the Subdivision of Blocks Nos. 1, 2 and 3 of the T.P. Weakley Home Place of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 2 fronts 138.0 feet on the northerly side of Eastland Avenue and runs back between parallel lines with the westerly line of Lot No. 6 of Block 3 250.0 feet to a proposed alley.

BEING the same property conveyed to Gary J. Jacques and wife, Karen B. Jacques, by deed from Stephen R. Eng, Trustee for Mary Eng, Michael Eng, David Eng and Elizabeth Eng, of record in Book 8595, page 240, Register's Office for Davidson County, Tennessee.

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

99 MAR -5 PM 5:

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

0557597
IDENTIF. & REFERENCE

This is improved property known as 1501 Eastland Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Corrected plan of S/D of Blks in T.P. Weakley Home of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of February, 19 99.

GARY J. JACQUES

KAREN B. JACQUES

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

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 GARY J. JACQUES AND WIFE, KAREN B. JACQUES, 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 this 25th day of February, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

4896 03/05 0101 03CHECK 1084.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11372 PG. 356

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

0557597

IDENTIF. 4 REFERENCE

99 MAR -5 PM 5:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
290000.00
CON TX 1073.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1084.00
CHECK 1084.00

03/05/99 01 17:57 0001 4896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434062