SPECIAL WARRANTY DEED BOOK 11623 PAGE 373

mail

THIS INSTRUMENT PREPARED BY:
T. Larry Edmondson, Attorney
Second Floor, 808 Broadway
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00.

Sandra P. Goldman
Affiant SANDRA P. GOLDMAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 1999.

Craig Vance Caveness
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF GUILFORD
CRAIG VANCE CAVENESS
My Commission Expires Feb. 29, 2004

My Commission Expires:

02-29-2004

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
Iona Dale Bradshaw 1341 McAlpine Avenue Nashville, TN 37211	Same	61-16-118

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, BANK OF AMERICA, N.A., FORMERLY NATIONSBANK, N.A., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO IONA DALE BRADSHAW, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being part of Lot No. 59 on the Map of Kennedy and Graves Subdivision of Block "C" and "D" Monte Vista of record in Book 843, Page 14, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of McAlpine Avenue 45 feet east of the corner of Lots Nos. 57 and 59 on said Map being the southwest corner of M. L. Randall and wife property of record in Book 4100, Page 877, said Register's Office; thence with said Randall's line and the line established by decree in Minute Book 53, Page 183, Chancery Court at Nashville, northerly 125 feet; thence easterly 6 feet; thence continuing with said Randall's line northerly 121 feet more or less to Randall's northeast corner; thence easterly 100 feet more or less to James H. Dollard's line as established by decree in Chancery Court of record in Minute Book 53, Page 183; thence southerly 217 feet to the northerly margin of McAlpine Avenue; thence with the same westerly 94 feet more or less to the beginning.

Being the same property conveyed to NationsBank, N.A. by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee of record in Book 11447, Page 952, Register's Office for Davidson County, Tennessee.

This is improved property known as 1341 McAlpine, Nashville, Tennessee 37211.

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, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 TH day of AUGUST, 19 99.

BANK OF AMERICA, N.A., FORMERLY NATIONSBANK, N.A.

BY: Sandra P. Goldman
SANDRA P. GOLDMAN
ITS: VICE PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared SANDRA P. GOLDMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged Bank of America, N.A., formerly NationsBank, N.A., to be the within named bargainor, and that he as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Bank of America, N.A., formerly NationsBank, N.A. by SANDRA P. GOLDMAN as such VICE PRESIDENT.

Witness my hand and seal, at office in Greensboro, North Carolina this the 11TH day of AUGUST, 19 99.

Craig Vance Caveness
Notary Public

My Commission Expires:

02-29-2004

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF GUILFORD
CRAIG VANCE CAVENESS
My Commission Expires Feb. 29, 2004

7214 08/17 0101 02CHECK 257.05

99 AUG 17 PM 3:09

HILL GANTT LINEBERGER
DAVIDSON COUNTY, TN.

062547

IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0625473

IDENTIF. & REFERENCE

99 AUG 17 PM 3:09.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	66500.00
CON TX	246.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	257.05
CHECK	257.05

08/17/99 01 15:09 0001 7314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507557