Record & Return To:

Southern Title Services, LC
Three Maryland Way, Suite 340
Brentwood, TN 37027 File #199911530

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Loretta H. Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 1999.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta H. Bradford	Option One Mortgage Corp	Map & Parcel 049-16-0-A-016.00
(NAME) 3027 Cartwood Drive	(NAME) P.O. Box 949	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Orange, CA 92856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. H. DORRIS, UNMARRIED R. B. HUFFINE AND WIFE, ANNA HUFFINE, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto LORETTA H. BRADFORD, A SINGLE WOMAN , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot 27 on the Plan of Willow Trace Subdivision, Phase Two, of Record in Plat Book 7900, page 46, as amended in Book 9993, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to W. H. Dorris unmarried and, R. B. Huffine and wife, Anna Huffine by deed from Joe L. Wall and Mike Suggs, of record in Deed Book 9920, page 794, Register's Office of Davidson County, Tennessee.

Instr:200001110003846 Page: 1 OF 2
REC'D FOR REC 01/11/2000 11:12:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

unimproved ( )
This is improved(X) property, known as 1323 Rock Creek Trace, Whites Creek, TN 37189
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 22nd day of December, 1999.

W. H. Dorris

R. B. Huffine by W.H. Dorris his Attorney in Fact

Anna Huffine by W.H. Dorris, her Attorney in Fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 22nd day of December, 1999, before me personally appeared W. H. Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 22nd day of December, 1999.

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 22nd day of December, 1999, before me personally appeared W. H. Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for R. B. Huffine and wife, Anna Huffine, and is authorized by R. B. Huffine and wife, Anna Huffine to execute the foregoing instrument on their behalf for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 22nd day of December, 1999.

Notary Public
My Commission Expires:_____