THIS INSTRUMENT PREPARED BY: *ORTALE, KELLEY, HERBERT & CRAWFORD* *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE }* *COUNTY OF DAVIDSON }* *The actual consideration or value, whichever is greater, for this transfer is $59,000.00.* *Affiant* *NOTARY PUBLIC* *My commission expires:* My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of New Owner:

James T. Bradford
3308 Hospital Lane
Nashville, TN 37218

Send Tax Bills To:

ABN AMRO Mortgage Group, Inc.

Street Address of Subject Property:

3308 Hospital Lane
Nashville, Tennessee 37218

Map and Parcel:

Map 080-07 Parcel 099

Davidson County DEEDWARR
Recvd: 03/19/02 16:05 3pgs
Fees:18.00 Taxes:218.30
20020319-0034291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLIVE T. COHEN AND HUSBAND, LAWRENCE COHEN, JR., "GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **JAMES T. BRADFORD, UNMARRIED, "GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 433, on the Plan of Bordeaux Hills Subdivision, Section IX, as of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eugene Harper and wife, Beatrice Harper, by deed from Ruby E. Thomas, a widow, of record in Book 5027, page 557, Register's Office for Davidson County, Tennessee. The said Eugene Harper, quitclaiming subject property to Olive T. Cohen, by Quitclaim Deed of record in Instrument No. 20020122-0008472, Register's Office for Davidson County, Tennessee. The said Eugene Harper and Beatrice Harper both having since died.

Lawrence Cohen, Jr., husband of Olive T. Cohen, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 4405, page 427, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our hands this 14th day of March, 2002.

Olive T. Cohen by Amy E. Adams Attorney in Fact
OLIVE T. COHEN
By: Amy E. Adams, Attorney In Fact

LAWRENCE COHEN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of March, 2002, before me personally appeared Amy E. Adams, attorney in fact for Olive T. Cohen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____

STATE OF GEORGIA)
COUNTY OF Fulton)

On this 14th day of March, 2002, before me personally appeared Lawrence Cohen, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Christina E. McCloskey
Notary Public

My Commission Expires: January 1, 2004

CHRISTINA E. McCLOSKEY NOTARY PUBLIC UNION COUNTY, GEORGIA

State of Tennessee, County of Davidson SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy E. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Olive T. Cohen as her Attorney-in-Fact, as the free act and deed of the within named Olive T. Cohen. Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2002.

Notary Public

NOTARY PUBLIC

My Commission Expires: 3/23/02