WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Affiant

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Minnerly (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	147-8-84
354 Wales Drive (ADDRESS)	2051 Killebrew Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Bloomington, MN 55425 (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, Herbert W. Bradford, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Minnerly, An Unmarried Woman

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 20 (also known as Lot 84) on the Plan of Resubdivision of Lots 19 and 20, Cathey Heights, Section 2, as of record in Book 4060, Page 198, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Wales Drive common front corner of Lots 83 and 84; thence with the line between said two lots north 41 deg. 52' east 174.85 feet to a point the common rear corner of Lots 83 and 84; thence north 88 deg. 29' east 113.36 feet to the westerly margin of Torbay Drive; thnece in a southerly direction along the westerly margin of Torbay Drive 199.39 feet to a point; thence in a southwesterly direction around a curve having a radius of 25.0 feet a distance of 40.49 feet to a point in the northerly margin of Wales Drive; thence in a westerly direction along the northerly margin of Wales Drive 218.90 feet to the point of beginning.

Being the same property conveyed to Herbert W. Bradford and wife, Marjorie M. Bradford by deed from Gene H. Cross and wife, Patsy M. Cross of record in Book 4347, Page 327, Register's Office for Davidson County, Tennessee. Marjorie M. Bradford has since deceased, October, 2000.

Davidson County DEEDWARR
Recvd: 11/05/02 15:26 2pgs
Fees:13.00 Taxes:428.83

20021105-0135930

unimproved ( )
This is improved (X) property, known as 354 Wales Drive, Nashville, TN 37211
(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 31st day of October, 2002

Herbert W. Bradford

Herbert W. Bradford

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 Herbert W. Bradford, Unmarried

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 Goodlettsville, Tennessee, this 31st day of October, 2003.

Commission expires 10-25-03

Bertie J Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public