FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny D. Bolton	New Owner	MAP 72-9
(NAME)	(NAME)	
1171 Old Cameron Lane		PARCEL 161
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(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, Mary Kay Barber* and James T. Bradford* and Sheila Taliaferro**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny D. Bolton and wife, Virginia C. Bolton

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 the westerly one-half of Lot No. 33 on the Plan of Bush Spain's Subdivision of a part of the Stull Lands of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

SAID part of Lot 33 fronts 50 feet on the southerly side of Spain Avenue and extends back 165 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to James P. Bradford and wife, Dorothy Y. Bradford, by deed from William T. Vaillancourt and wife, Reba Vaillancourt, of record in Book 5011, Page 924, Register's Office for said County. The said Dorothy Y. Bradford having predeceased James P. Bradford. James P. Bradford died leaving Mary Kay Barber, James T. Bradford and Cassidy Taliaferro as the Devisees of the Estate. The Will of James P. Bradford names Cassidy Taliaferro as a child of James P. Bradford when, in fact, she is the grandaughter of James P. Bradford. Sheila Taliaferro (mother of Cassidy) is the daughter of James P. Bradford. The Will of James P. Bradford of record in Probate File 02P1864, of record in Probate Court for Davidson County, Tennessee.

* Devisees of James P. Bradford
** Heir of James P. Bradford

unimproved ( )
This is improved (X) property, known as 918 Spain Avenue, Nashville, TN 37216
(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 our hand s this 18th day of June, 2003

Mary K. Barber
Mary Kay Barber

Sheila Taliaferro
Sheila Taliaferro

James T. Bradford

Davidson County DEEDWARR
Recvd: 06/23/03 10:48 2pgs
Fees:13.00 Taxes:88.80

20030623-0086123

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 Mary Kay Barber and James T. Bradford and Sheila Taliaferro

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 at Nashville, Tennessee, this 18th day of June 20 03

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public