Realty Title 04
418

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILSON MY
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2003.

Notary Public
My commission expires: ~~08/28/04~~ 11-27-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary S. Bradshaw	Gary S. Bradshaw	096-11-0
611 Truxton Drive	130 Vivrett Lane	139.00
Nashville TN 37214	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David R. Shannon and wife, Tracie B. Shannon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary S. Bradshaw and wife, Patricia Bradshaw, hereinafter called the Grantees, their successors 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 No. 65 on the Plan of Hickory Bend, Section I, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David R. Shannon and wife, Tracie B. Shannon by deed from Christine G. McElwee, unmarried dated 08-12-03 in Instrument No. 20030814-0116944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 611 Truxton Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/03/03 10:33 2pgs
Fees:13.00 Taxes:314.50
20031103-0160755

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, 2003.

David R. Shannon

Tracie B. Shannon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David R. Shannon and Tracie B. Shannon, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of October, 2003.

Notary Public

My Commission expires ~~03/28/04~~
11-27-06 RT

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.