THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
10261658
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Brady (NAME)	Same (NAME)	MAP116-08A
40 Concord Park East (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL40
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by John P. Brady and wife, Emilie Brady and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Bryant Winfield Culbertson Dunn and wife, Betty Jane Pritchard Dunn

have this day bargained and sold, and do hereby transfer and convey unto the said

John P. Brady and wife, Emilie Brady

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 40, as shown on the Plan of Sugartree, Phase No. 1, as of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryant Winfield Culbertson Dunn and Betty Jane Pritchard Dunn by deed from Sugartree Properties, Inc., a Tennessee corporation, of record in Book 4858, page 787, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to easements, restrictions and conditions as shown on the Plan of Sugartree, Phase I, of record in Book 4675, page 141, as amended in Book 4869, page 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93; to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Sugartree, of record in Book 4857, page 157, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61; to an easement for sanitary sewer, of record in Book 3400, page 63; to easements for water mains, of record in Book 613, page 713, as amended in Book 1001, page 50; same being of record in the Register's Office for Davidson County, Tennessee; and to the lien of 1990 ad valorem taxes which are prorated and assumed by the within grantees.
Bryant Winfield Culberson Dunn and Bryant Winfield Culbertson Dunn being one and the same.

Betty Jane Prichard Dunn and Betty Jane Pritchard Dunn being one and the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 395,000.00

Subscribed and sworn to before me this the 25th *day of* May *19* 90

My commission expires 1-17-1994 *(Affix Seal)*

Affiant

Notary Public

This is improved [ ] unimproved [ ] property, known as 40 Concord Park East, Nashville, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 25th *day of* May *19* 90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bryant Winfield Culbertson Dunn

Betty Jane Pritchard Dunn

Bryant Winfield Culbertson Dunn

Betty Jane Pritchard Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Bryant Winfield Culbertson Dunn and wife, Betty Jane Pritchard Dunn

the within named 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 25th *day of* May, *19* 90

Linda V. Jones *Notary Public*

Commission expires 1-17-1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

29302

WARRANTY DEED

FROM

TO

IDENTIF. TREFERENCE

MAY 29 12 29 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5292 05/29 0101 03CHECK 1310.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

	395000.00
CON TX	1303.50
PRFEE	1.00
WDEED	6.00
TOTAL	1310.50
CHECK	1310.50

05/29/90 01 12:28 0001 5292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29302

IDENTIF. REFERENCE

MAY 29 12 29 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322694