THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 02/15/01

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/19/2004

Davidson County DEEDWARR
Recvd: 02/20/01 13:03 2pgs
Fees:11.00 Taxes:555.00

20010220-0015485

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Johnathan L. Bragg 407 32nd Avenue South Nashville, TN 37212	New owners	104-6-209

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **ANNIE IRENE HUNT by and thru PEGGY J. FOX, ATTORNEY-IN-FACT** herein referred to as **Grantor for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 (150,000.00) Dollars to paid by JOHNATHAN L. BRAGG AND PAULA S. BRAGG, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, ha granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee, being the North part of Lot No. 76 on the unrecorded Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at the southwest intersection of Orient Circle, now 32nd Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence westerly 151 feet more or less to a point in the east margin of an alley; thence with the margin of said alley, northerly 34.1 feet to the south margin of Marlborough Avenue; thence with the margin of the same, easterly 157.6 feet to the point of beginning.

Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, page 291, said Register's Office.

Excluded in the above description but included in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et us, of record in Book 3068, page 289, said Register's Office.

Being the same property conveyed to Evans B. Hunt and wife, Annie Irene Hunt by Quit Claim Deed from Alan C. Housholder, Trustee of record in Book 7439, page 594, Register's Office for Davidson County Tennessee, date executed 12-31-87, date filed 12-31-87 and by deed from Charles W. Smith and wife, Edna M. Smith to Evans B. Hunt of record in Book 2339, page 322, said Register's Office. The said Evans B. Hunt is now deceased.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as follows:

1. **Subject to Agreed Order granting ingress/egress easement of record in Book 10281, page 449, Register's Office for Davidson County, Tennessee.**

This is unimproved ( ) improved (X) property, known as 407 32nd Avenue South, Nashville, Tennessee, 37212.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor's , executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, and assigns, against Grantor and Grantor's and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS Hand and Seal this 15th day of February, 2001.

Annie Irene Hunt By Attorney in Fact
Annie Irene Hunt By Attorney in Fact
Peggy J. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy J. Fox 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 for the purposes therein contained, and who further acknowledged that she is the attorney-in-Fact for Annie Irene Hunt under a Power of Attorney, and is authorized by Annie Irene Hunt to execute this instrument on behalf of Annie Irene Hunt.

WITNESS my hand at Office in Brentwood, Tennessee, this 15th day of February, 2001.

9/15/2004

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE WILLIAMSON