THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17739**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $53,000.00. Affiant Subscribed and sworn to before me this 15th day of FEBRUARY, 2001. Notary Public My Commission Expires:

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Jenny L. Bradford 5801 Brentwood Trace Brentwood, Tennessee 37027	Bank Of America P.O. Box 9000 Getzville, New York 14068-9000	MAP 160-14-B PAR 97.00 FB 06DU 79192

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BROCK D. SHORT, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JENNY L. BRADFORD, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5801 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of FEBRUARY, 2001.

BROCK D. SHORT

Davidson County DEEDWARR
Recvd: 02/21/01 12:25 2pgs
Fees:11.00 Taxes:196.10
20010221-0016189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BROCK D. SHORT, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of FEBRUARY, 2001.

My Commission Expires: _____ Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 5801 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Brock D. Short by deed from Thomas A. Freeman, Jr., a married person of record in Book 10327, page 624, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5524, page 415, amended in Book 5545, page 510; (3) By-Laws of record in Book 5524, page 424, amended in Book 5537, page 988; (4) Easements of record in Book 4831, page 125; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 261, said Register's Office.