48A

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Steve A. Clifton
Affiant

Subscribed and sworn to before me, this 19th day of April, 2001.

Notary Public
My commission expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR 27 2005

Address of New Owner:	Send Tax Bills to:	Tax Information
Steve A. Clifton	SunTrust Bank	150-10-O
3284 Luann Drive	201 Fourth Avenue North, 7th Floor	111.00
Nashville, TN 37013	Nashville, TN 37219	

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, S. Courtney Damron, now Bradley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steve A. Clifton, 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. 3 of the Plan of Roundwood Forest, Section One, as shown on plan of record in Plat Book 6200, page 221 and Surveyors Certificate of Correction in Book 6667, page 900, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allen ~~R.~~ Damron and wife, S. Courtney Damron by deed from Clint R. Rine and wife, Sandra L. Rine dated 8/27/98 and recorded 8/31/98 in Book 11090, page 152, Register's Office for Davidson County, Tennessee. The said Allen ~~R.~~ Damron, having since died. S. Courtney Damron, has since re-married and is now known as S. Courtney Bradley.

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 3284 Luann Drive, Nashville, TN 37013.

Roger Bradley, spouse of the within named S. Courtney Bradley, joins in this conveyance for the sole purpose of conveying any right in title he may have to subject property, especially his marital rights, if any.

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.

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 19th day of April, 2001.

S. Courtney Damron Bradley

Roger Bradley

Davidson County DEEDWARR
Recvd: 04/26/01 12:15 2pgs
Fees:11.00 Taxes:443.63

20010426-0042149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, S. Courtney Damron Bradley and Roger Bradley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of April, 2001.

Notary Public

My Commission expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005