Davidson County DEEDWARR
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Fees:15.00 Taxes:581.27
20010501-0044210

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Chad W. Bradford and wife, Amy C. Bradford 6969 Somerset Farms Circle Nashville, TN 37221	Franklin Financial Mortgage, Inc. 206 East Main Street Franklin, Tennessee 37064	141-7-B 128.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,100.00.

Chad W Bradford
AFFIANT

Sworn to and subscribed before me
this 27th day of April, 2001.

Mary R. Baker
NOTARY PUBLIC

My Commission Expires: 3-19-04

WILLIAMSON COUNTY NOTARY PUBLIC TENN.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, SAMUEL LEVERITT, and wife, CHRISTY LEVERITT, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHAD W. BRADFORD and wife, AMY C. BRADFORD, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 170 on the First Revision of Somerset Farms, Section 4, Phase 2, a PUD, as of record in Book 9700, page 565, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel Leveritt and wife, Christy Leveritt by deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 10833, page 552, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 141-7-B 128.00CO.

2. The Plan of Somerset Farms, Section 4, Phase 2, of record in Book 9700, page 565, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of Somerset Farms, of record in Book 8556, page 11, Supplement and Amendment of record in Book 9383, page 526, and re-recorded in Book 9662, page 869, and as further amended in Book 10190, page 182 and Book 10410, page 89, said Register's Office.

4. By-Laws of Somerset Farms Homeowners' Association, Inc., of record in Book 8556, page 25, said Regsiter's Office.

5. Articles of Incorporation of Somerset Farms Homeowner's Association, Inc., of record in Book 7382, page 225, and amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, said Register's Office.

6. Subject to the matters on the boundary plat of Somerset Farms, of record in Plat Book 7900, page 327, said Register's Office.

7. Easement for drainage as more particularly described in Minute Book 85, page 256, Second Circuit Court for Davidson County, Tennessee, a Certified Copy of which is of record in Book 3314, page 23, said Register's Office.

8. Lack of direct access to Interstate 40 from the premises in question, such right of access having been condemned in Suite No. 58914 in the Second Circuit Court of Davidson County, Tennessee, by decree entered in Minute Book 85, page 256, said Court, a certified copy of which is of record in Book 3314, page 23, said Register's Office.

9. Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners.

10. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollution.

11. Easement retained in the Deed of record in Book 7349, page 564, said Register's Office for the purpose of running water and sewer lines from said tracts to the sewer pump station.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 6969 Somerset Farms Circle, Nashville, Tennessee 37221.

WITNESS our hands this 27th day of April, 2001 in Franklin, Tennessee.

Samuel Leveritt

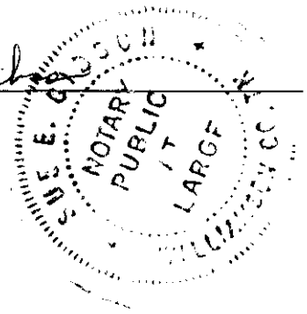
Christy Leveritt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Samuel Leveritt and wife, Christy Leveritt, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of April, 2001, in Franklin, Tennessee.

Notary Public



My Commission Expires: 9-11-04