WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150
Brentwood, TN 37027

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st Day of November, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi Kemp	America's Wholesale Lender	142-6C-12
(NAME) 125 Williamsburg W. Court	(NAME) 750 Old Hickory Blvd. # 180	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald B. Bradshaw and wife, Iona D. Bradshaw**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brandi Kemp** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 72-E on the plan of Doral Country Villa, Section Four, of record in Plat Book 5050, Page 61, Register's Office of DAVIDSON County, Tennessee, which plan and record thereof are incoroprated herein and made a part hereof by reference.

Being the same property conveyed to Ronald B. Bradshaw and wife, Iona D. Bradshaw by Warranty Deed executed 11/16/88 of record in Book 7705, page 798, Register's Office of Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5011, page 395, amended in Book 5124, page 767, and made applicable to Section IV in Book 5157, page 252, and further amended in Book 5157, page 254; and any and all matters as shown on plat of record in Plat Book 5050, page 61; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 125 Williamsburg W. Court Nashville TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st Day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/06/01 13:56 2pgs
Fees:13.00 Taxes:414.40

20011206-0134548

Ronald B. Bradshaw

Iona D. Bradshaw

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Ronald B. Bradshaw and Iona D. Bradshaw, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st Day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/03

CHEATHAM COUNTY, TENN. NOTARY PUBLIC AT LARGE CAROL T. BAKER