RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2002.

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/29/02 11:00 2pgs
Fees:13.00 Taxes:662.30
20020429-0052110

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary M. Moran
4108 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS, INC.
2021 N. Gallatin Road #292
Madison, TN 37115

MAP-PARCEL NUMBERS:
Map & Parcel: 132-010-167.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles C. Bradley, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary M. Moran, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles C. Bradley, unmarried, by deed from Aileen B. Brock, unmarried, of record in Book 10962, page 468, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable. (County tax $1890.40; No City tax)

The Plan of record in Plat Book 1424, pages 98 & 99, Register's Office for Davidson County, Tennessee.

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Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4108 Lealand Lane, Nashville, Tennessee 37204.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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. 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 26th day of April, 2002.

Charles C. Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Bradley, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2002.

Notary Public

My Commission Expires: 11/4/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE

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