RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41054

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/02 14:38 2pgs
Fees:13.00 Taxes:592.00

20020718-0086843

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 16th day of July, 2002

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan D. Carlson	Bank of America	9-59
7771 Ridgewood Road	200 S. College St.	
Goodlettsville, TN, 37072	Charlotte, NC 28255-0001	

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 OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nick Bradley and Jeri Bradley, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan D. Carlson, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described partly according to a survey made by C. J. Carney, Surveyor, March 19, 1963, as follows:

BEGINNING at a point of the Southerly Margin of a 50-foot unnamed street at the northwest corner of the property conveyed to William Frank Gann and wife, by deed from L. F. Durocher, Jr., wife, of record in Book 2960, Page 526, Register's Office for said County; thence with said Gann's western boundary line, south 35 degrees 30' east 665 feet to said Gann's southwest corner; thence north 86 degrees 30' West 1225 feet; thence north 3 degrees east 210 feet; thence north 73 degrees 46 feet east 278 feet; thence north 64 degrees east 392 feet; thence southwardly 25 feet; thence north 73 degrees 38' east 184.8 feet to the beginning, containing 8.92 acres, more or less. *** (Continued on page 2)**

Being the same property conveyed to Nick Bradley and wife, Jeri Bradley by Warranty Deed from Daniel C. Lehmann and wife, Terry A. Lehmann, of record in Instrument #20000106-0001874, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7771 Ridgewood Road, Goodlettsville, TN 37072

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 we do covenant with the said GRANTEES 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 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 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/our hand(s) this 16th day of July, 2002

Nick Bradley

Jeri Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Nick Bradley and wife, Jeri Bradley, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2002

Notary Public

My Commission Expires: 3/25/06



* (Description continued)

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED HEREFROM:

A Tract of land conveyed to Thomas Gayle Gregory and wife Katherine Arene Gregory by deed of record in Book 10940, Page 510, said Register's Office.