THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19236**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 29th day of JULY, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Geoffrey H. Woodward 3514 Richardson Avenue Nashville, TN 37205	ABN AMRO P.O. Box 57068 Irvine, CA 92619-7068	MAP 104-10 PAR 50 FB 26W 8170

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES C. BRADFORD, III, *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEOFFREY H. WOODWARD AND WIFE, SARAH WOODWARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *an unmarried person

This is improved property located at 3514 Richardson Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of JULY, 2002.

JAMES C. BRADFORD, III, BY: ELAINE FINUCANE, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 07/31/02 14:47 2pgs
Fees:13.00 Taxes:1165.50

20020731-0091968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE FINUCANE with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said JAMES C. BRADFORD, III and is authorized by the said JAMES C. BRADFORD, III to execute this instrument on HIS behalf.

Witness my hand, at Office, this 29th of JULY, 2002.

My commission expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Elmington Place, as of record in Plat Book 547, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Together with an easement for a concrete driveway and wood fence of record in Book 8146, page 811, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James C. Bradford, III, an unmarried person, by deed from J. Alexander Kirk and wife, Christine Kirk, of record as Instrument No. 19991213-0302425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 8146, page 813, Book 8146, page 811,; and (3) All matters appearing on the Plan of record in Plat Book 547, page 59, said Register's Office.