Davidson County DEEDWARR
Recvd: 09/11/02 08:17 2pgs
Fees:13.00 Taxes:925.00

20020911-0110258

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$250,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|26th DAY OF August, 2002.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-24-
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Tanner Bradley 7731 Saddle Ridge Ct. Nashville, TN 37221	U.S.Bank, N.A. 1550 E. 79th St. Ste440 Bloomington, MN 55425	Map 127.00 Parcel 228

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, we,

Kathleen M. Byrd, an unmarried person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Virginia Tanner Bradley, an unmarried person

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 DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 38 ON THE PLAN OF SADDLE RIDGE, SECTION TWO, AS OF RECORD IN PLAN BOOK 5200, PAGES 366 AND 367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN M. BYRD, AN UNMARRIED PERSON, BY WARRANTY DEED FROM JAMES O. WALLACE, JR. AND WIFE, BEVERLY A. WALLACE, DATED AUGUST 14, 1998, AND OF RECORD IN BOOK 11070, PAGE 592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Pages 366-367, Register's Office for Davidson County, Tennessee, including but not limited to a 90' minimum building setback line along the front of property; a 140' minimum building setback line along the southside of property; a 10' utilities and drainage easement along the rear and north side of property; and a 2 ½' X 25' utility anchor easement over the northeast corner of said property.
3) Property is subject to Restrictive Covenants contained in Book 5660, Page 823, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7731 Saddle Ridge 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 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 hand(s) this 26th day of August, 2002.

Kathleen M. Byrd

Kathleen M. Byrd

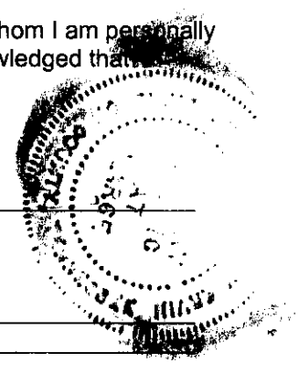
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kathleen M. Byrd, an unmarried person, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076