PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **August, 2002** between **CLINTON THOMAS WHITEFIELD** , GRANTOR, and **KATHRYN L. BRADFORD** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, revised Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Whitefield, unmarried by deed from Mark H. Whitefield, unmarried of record in Book 10949, Page 519, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 7768, Page 238 and Book 7945, Page 901; any and all matters in Plat of record in Plat Book 6900, Page 848; Charter for HOA of record in Book 8414, Page 69; By Laws of record in Book 7768, Page 258; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Davidson County DEEDWARR
Recvd: 09/24/02 14:28 2pgs
Fees:13.00 Taxes:351.50



20020924-0116592

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

CLINTON THOMAS WHITEFIELD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **CLINTON THOMAS WHITEFIELD** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **August, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE SUMNER COUNTY

Name and Address of Property Owner:

KATHRYN L. BRADFORD
320 SCOTTS CREEK PL
HERMITAGE, TN 37076

Property Address:

320 SCOTTS CREEK PL
HERMITAGE, TN 37076

Person Responsible for Taxes:

Countrywide Home Loans
4508 Park Granada.
Calabasas, Ca. 91302-1613

Parcel #: 75-12-31

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$95,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carmen Coats
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE SUMNER COUNTY

RETURN TO:

BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027