Prepared by (and return to):

GBEC of Tennessee, Inc.
1008 Stuart Lane
Brentwood TN 37027
Ph: 615-482-2549 Fax: 615-884-2885
e-mail: mortgagenotes@aol.com

Davidson County DEEDWARR
Recvd: 05/02/03 13:56 3pgs
Fees:18.00 Taxes:725.20
20030502-0058987

PICK-UP

Address of new owner:

Wanda M. Bradley
1605 Crosswind Place
Nashville TN 37211

Responsible for tax payment:

SAME

Tax Map-Parcel Numbers: 172-15-0-A-178.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Victor L. Arms and wife, Karen M. Arms,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Wanda M. Bradley**, hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to VICTOR L ARMS AND WIFE, KAREN M. ARMS, by deed of record in Book 10564, page 461, said Register's Office.

This improved (XXX)
unimproved ( )property known as:1605 Crosswind Place Nashville TN 37211

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 29 day of April, 2003.

Karen M Arms

Victor L Arms by Karen M Arms, Attorney in fact

Victor L. Arms **Karen M. Arms**

INDIVIDUAL ACKNOWLEDGMENTS:

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 **KAREN M. ARMS**, to me known to be the person who executed the foregoing instrument on behalf of **VICTOR L. ARMS**, and acknowledged that she executed the same as the free act and deed of the said **VICTOR L. ARMS**.

Witness my hand and official seal at office this 29 day of April, 2003.

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-06 WILLIAMSON CO., TENNESSEE

Notary Public

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, **KAREN M. ARMS,** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of April, 2003.

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-06 WILLIAMSON CO., TENNESSEE

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $196,000.

Affiant

Sworn and subscribed before me this the 29 day of April, 2003.

Notary Public

H. GLENN BOLTON
NOTARY PUBLIC AT LARGE
EXPIRES 6-24-06
WILLIAMSON CO., TENNESSEE