File #200330203

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,200.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: **May 23, 2005**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Edward Graffam and wife, Heather A. Graffam	America's Wholesale Lender	**172-12-B-172.00**
(NAME) **3400 Cobble Street**	(NAME) 750 Old Hickory Blvd.,#180	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/20/03 14:53 2pgs
Fees:13.00 Taxes:685.24

20030520-0068838

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, **KENNETH B. HALL, AN UNMARRIED MAN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ALAN EDWARD GRAFFAM AND WIFE, HEATHER A. GRAFFAM**, 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 all of Lot No. 550, on the Plan of Section Ten, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 495 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kenneth B. Hall, unmarried by Warranty Deed of record in Book 10678, Page 651, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 8069, Page 170; Book 8885, Page 517; By-Laws of record in Book 8071, Page 531; Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 520; Open Space conveyed to Bradford Hills Homeowners', Inc. of record in Book 8154, Page 304; Deeds of conveyance for sanitary sewers and water mains of record in Book 8377, Page 769; Book 8377, Page 808; Surveyor's Certificate of Correction of record in Book 9219, Page 115; Quitclaim Deed of record in Book 9779, Page 672; and, any and all matters as shown on plat of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 495; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **3400 Cobble Street, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of May, 2003.

Kenneth B. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Kenneth B. Hall, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2003.

Notary Public

My Commission Expires: 5-23-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167