ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Kenneth A. Fortin Susan McMahan ~~5109 Rhett Drive~~ PO Box 148113 ~~Nashville, TN 37211~~ Nashville TN 37214-8113	New Owner	MAP and PARCEL 161-06-0 009.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)
Prepared from information provided by the parties without the benefit of a title search or title insurance.

Davidson County DEEDWARR
Recvd: 05/27/03 09:52 2pgs
Fees:13.00 Taxes:592.00

20030527-0071113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Josephine M. Bradford, a single person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kenneth A. Fortin and Susan McMahan, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section III, McMurray Woods, as of record in Book 3300, Page 83, Register's Office for said County.

Said Lot No. 84 fronts 114.9 feet on the west side of Rhett Drive and extends back 248.4 feet on the south line and 183.4 feet on the north line to a dead line in the rear on which it measures 135.4 feet.

Being the same property conveyed to Johnny C. Bradford and wife, Josephine M. Bradford, by Warranty Deed dated August 22, 1963, from F.L. Eubank and wife, Helen L. Eubank, of record in Book 3614, Page 537, Register's Office for Davidson County, Tennessee. The said Johnny C. Bradford having since died and Josephine M. Bradford being the sole surviving tenant by the entirety. The said Josephine M. Bradford has not re-married.

This is property with a common address of 5109 Rhett Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3300, Page 83, said Register's office and all matters therein; (3) Restrictive covenants and easements of record, if any.

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $160,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 22nd day of May, 2003.]
[ ]
[My Commission Expires: 1/28/2006]
Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **May, 2003**.

Josephine M. Bradford

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 **Josephine M. Bradford, a single person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **22nd** day of **May, 2003**.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public
My Commission Expires: 1/28/2006

My Commission Expires JAN 28, 2006

File No. 0305-165