BOX 15

Davidson County DEEDWARR
Recvd: 06/09/03 15:05 2pgs
Fees:13.00 Taxes:1389.00

20030609-0079321

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Kevin F. & Marie K. Gangaware 6040 Bresslyn Road Nashville, TN 37205	SAME	Map 115.12 Parcel 100.00

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,

Billie L. Bradley, a widow

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

Kevin F. Gangaware and wife, Marie K. Gangaware

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. 15 ON THE PLAN OF WEST MEADE VILLAGE, AS OF RECORD IN BOOK 3700, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 15 FRONTS 175 FEET ON THE WESTERLY SIDE OF BRESSLYN ROAD AND EXTENDS BACK 426.3 FEET ON THE NORTHERLY LINE AND 428.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 155 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HERMAN D. BRADLEY AND WIFE, BILLIE L. BRADLEY BY DEED FROM ANNETTE R. LEVY (NOW RATKIN) AND HUSBAND, RUBEN S. RATKIN, DATED DECEMBER 18, 1997, AND OF RECORD IN BOOK 10729, PAGE 967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HERMAN D. BRADLEY HAS SINCE DIED. PROPERTY NOW VESTS IN BILLIE L. BRADLEY, AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 36, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1473, Page 206, and Book 1783, Page 175, and modified in Book 3937, Page 101, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 6040 Bresslyn Road, Nashville, TN 37205
(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 6th day of June, 2003.

Billie L. Bradley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Billie L. Bradley, a widow, 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 6th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

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