Realty
488

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (GJ) Title No: 44338

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/03/03 15:26 2pgs
Fees:13.00 Taxes:725.20
20030703-0092727

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William S. Bradham Jr. Tamala S. Bradham 7208 South Colony Drive Nashville, Tennessee 37221	Bank of America P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 155-08-B-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Elizabeth D. Parish Leedle, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Bradham Jr. and spouse, Tamala S. Bradham** hereinafter called the **Grantee**, Grantee's 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. 77 on the Plan of South Colony at Riverbend, Phase 1 of record in Book 6900, page 271, Register's Office for said County.

Said Lot No. 77 fronts 85.03 feet on the northerly margin of South Colony Drive and extends back 141.16 feet on the westerly line and 143.22 feet on the easterly line to a dead line in the rear, measuring 74.16 feet thereon.

Being the same property conveyed to Elizabeth D. Parrish by deed from Robert C. Roberts and wife. Leah H. Roberts of record in Book 20020730-0091434, Register's Office for Davidson County, Tennessee. The said Elizabeth D. Parrish is now known as Elizabeth D. Parrish Leedle.

Ben Leedle spouse of Elizabeth D. Parrish Leedle joins in this conveyance for the purpose of conveying any and all martial interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 271, said Register's Office, which Plan shows a 20 foot minimum building setback line from South Colony Drive with an 8 inch water line lying therein, and with a designated building site, and 15 foot easement for drainage purposes along the westerly side line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot and a 15 foot utility easement along the front lot lien and a 20 foot utility easement along the rear line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, Book 7781, page 645, Book 9792, page 24, Book 9792, page 20; Restrictive Covenants of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7208 South Colony, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2003 .

Elizabeth D. Parish Leedle

Ben Leedle

State of TENNESSEE
County of WILLIAMSON

On this 27th day of June, 2003 , before me the undersigned authority, personally appeared **Elizabeth D. Parish Leedle and Ben Leedle** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $196,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2003

Notary Public

My Commission Expires: 5-30-04 CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004