STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Christopher L. Barker
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of July, 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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/17/03 11:05 2pgs
Fees:13.00 Taxes:401.45
20030717-0100300

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher L. Barker and Micalynn Parker
702 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER **AND** Chase Manhattan Mtg. Corp.
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
Map/Parcel # 160-14-0-C-002

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan G. Brown, now know as Susan G. Brown Bradberry, married,** hereinafter referred to as Grantors, hereby transfer and convey to **Christopher L. Barker and Micalynn Parker, joint tenants with full rights of survivorship,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 702 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, Pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Susan G. Brown by deed from Harry Jeff Adams and Susan B. Adams, of record in Book 9341, page 97, dated May 9, 1994, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and otehr matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 702 Fox Ridge Drive, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 15th day of July, 2003.

Susan G. Brown Bradberry

Susan G. Brown Bradberry

Clinton Bradberry joins in this conveyance to convey any and all interest he may have in subject property.

Clinton Bradberry

Clinton Bradberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan G. Brown Bradberry and Clinton Bradberry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

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

Notary Public

11.22.05

My Commission Expires