STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG 14, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/13/03 14:02 3pgs
Fees:18.00 Taxes:1128.50
20030813-0116346

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phillip Wilson Bradley and Raye Lynne Proctor
7917 Indian Springs Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corp.
P.O. Box 8031
Monroe, LA 71211-8031

MAP-PARCEL NUMBERS:
128-10-A-66CO

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, **Gregory Johnson and Brandi Johnson**, husband and wife, hereinafter referred to as Grantors, hereby transfers and conveys to **Phillip Wilson Bradley, unmarried, and Raye Lynne Proctor, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section Two, Pine Forest of record in Book 11700, Pages 3, 4, 5, and 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory Johnson and Brandi Johnson, husband and wife, by Warranty Deed from Beazer Homes Corporation D/B/A Phillips Builders, a Tennessee corporaton, of record in Instrument No. 20010314-0024327, 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.

The Plan of record in Plat Book 11700, Page 3 - 6, Register's Office for Davidson County, Tennessee.

Declarations, of Covenants, Conditions, and Restrictions contained in an instrument of record in Book 11072, Page 948, Book 11515, Page 987, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowner's Association for common areas of record in Instrument No. 20031114-0005647, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11016, Page 259, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 7917 Indian Springs Drive, 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 **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 25th day of July, 2003.

Gregory Johnson

Brandi Johnson

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 Joe Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Gregory Johnson and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: _____



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 Joe Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Brandi Johnson and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: _____

