410-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/20/03 15:27 2pgs
Fees:13.00 Taxes:481.00
20031020-0154895

ADDRESS NEW OWNER:

Esley W. Bratton, III
456 Broadmoor Drive
Nashville, TN 37207

SEND TAX BILL:

America's Wholesale Lender
7105 Corporate Center Dr.
PTXA195
Plano, TX 75024

MORTGAGEE:
America's Wholesale Lender
7105 Corporate Center Dr., PTXA195
Plano, TX 75024

MAP AND PARCEL:
Map 61-6
Parcel 169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Billy K. McDoniel and wife, Phyllis E. McDoniel, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Esley W. Bratton, III, unmarried, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled Final Plat for Tommy Lee Subdivision, of record in Plat Book 6200, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Billy K. McDoniel and wife, Phyllis E. McDoniel, by deed from Ronald D. Harding and wife, Sue B. Harding, dated May 20, 1993, of record in Book 8967, page 996, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 456 Broadmoor Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of October, 2003.

Billy K. McDoniel

Billy K. McDoniel

Phyllis E. McDoniel

Phyllis E. McDoniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Billy K. McDoniel and wife, Phyllis E. McDoniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of October, 2003.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

X Esley W. Bratton III
AFFIANT

Subscribed and sworn to before me
this 17th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006