WARRANTY DEED

State of Tennessee
County of Davidson

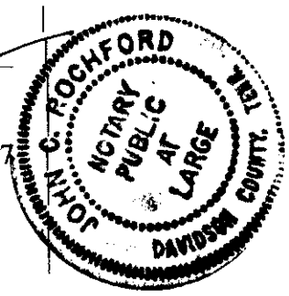
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and Sworn to before me this 2nd day of January, 2004.

Notary Public

My Commission Expires 1/27/07
(Affix Seal)



Davidson County DEEDWARR
Recvd: 01/07/04 12:21 2pgs
Fees:13.00 Taxes:795.50

20040107-0002620

This Instrument Was Prepared By:
John Cobb Rochford, Attorney-At-Law, 2200 Abbott Martin Road, Nashville, TN 37215

Address for New Owner As Follows:	Send Tax Bills To:	Map-Parcel-Numbers
Bedford Avenue Developers		Map: 117-14
2200 Abbott Martin Road	"New Owner"	Parcel: 18
Nashville, TN 37215		

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Juanita B. Lundell** and **Edward W. Bryan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bedford Avenue Developers**, 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:

Being the north 50 feet of Lot No. 7 and the south 25 feet of Lot No. 8, Block "C", Hillsboro Views Development Company's Subdivision, of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 75 feet on the easterly side of Bedford Avenue and run back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Edward M. Bryan and wife, Patsy Elizabeth Bryan, by Warranty Deed dated June 4, 1948, from Leslie William Wooldridge and wife, Dorothy L. Wooldridge, of record in Book 1627, Page 107, Register's Office for Davidson County, Tennessee. The said Edward M. Bryan died February 13, 1982, leaving Patsy Elizabeth Bryan as the sole surviving tenant by the entirety. The said Patsy Elizabeth Bryan died on February 21, 1991, testate and by virtue of her Last Will and Testament of record in Book 8468, Page 269, said Register's Office, and Davidson County Probate Court Clerk's Office, Docket No. 97119, devised the subject property to Edward W. Bryan and Juanita Bryan Lundell.

This conveyance is subject to:

1. All matters appearing on the Plan of record in Book 974, Page 64, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/ or storm drainage of record in Book 3920, Page 863, said Register's Office.

BEING unimproved ☐
Improved ☑ property known as: 3815 Bedford Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands this 2nd day of January, 2004.

Juanita B. Lundell

Edward W. Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared before me **Juanita B. Lundell** and **Edward W. Bryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 2004.

My Commission Expires: 1/27/07

JOHN C. ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.