This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 02/02/04 09:56 2pgs
Fees:13.00 Taxes:647.13
20040202-0012251

ADDRESS NEW OWNER:
Janet Rosson
1624 Roundhill Drive
Nashville, TN 37211

SEND TAX BILL TO:

SAME AS MORTGEE

MORTGAGEE:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

MAP 172
GROUP 12-B
PARCEL 138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, GARY S. BRADSHAW and wife, PATRICIA C. BRADSHAW,** have this day bargained and sold, and do hereby transfer and convey unto **JANET ROSSON, an unmarried person,** certain land situated in Wilson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 396, on the Plan of Bradford Hills Subdivision, Section VII, as shown on plat of record in Plat Book 7900, page 6, amended in Book 7900, pages 337 and 338, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Gary S. Bradshaw and wife, Patricia C. Bradshaw by Deed of record in Book 9986, Page 292, recorded 03/21/96, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1624 Roundhill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 7900, Page 337 and 338, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of January, 2004.

Gary S Bradshaw
Gary S. Bradshaw

Patricia C Bradshaw
Patricia C. Bradshaw

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **Gary S. Bradshaw and wife, Patricia C. Bradshaw,** the bargainors, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 28th day of January, 2004.

Christi Speck Isenhower
NOTARY PUBLIC

My Commission Expires: 3-22-2005

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $174,900.00 which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

E. Manning
AFFIANT

Subscribed and sworn to before me this the 28 day of January, 2004

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: _____

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO.