Davidson County DEEDWARR
Recvd: 02/13/04 16:24 4pgs
Fees:23.00 Taxes:3700.00
20040213-0017717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of February, 2004

Notary Public

My Commission Expires: 1/26/08

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address new owners as follows:	Send tax bills to:	Tax Map & Parcel Numbers
Songstad Properties, LLC 3819 Cleghorn Avenue Nashville, TN 37215	SAME	Map 117-14 Parcel 41

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM M. BRADFORD, DDS and wife, LYDIA P. BRADFORD, TRUSTEES U/A/D JULY 31, 1997, and STEVEN CRAIG GILLIAM,** hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **SONGSTAD PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 33 and the North 25 feet of Lot No. 32, Block "C", on the Map of Hillsboro Views Development Company Subdivision, of record in Book 974, pages 64 and 65, Register's Office for said County.
>
> Said part of said lots adjoin and front together 75 feet on the westerly side of Cleghorn Avenue and runs back between parallel lines, 186 feet in a line in the rear.
>
> Being the same property conveyed to William Maurice Bradford and

Steven Craig Gilliam by deed from Eva Mai Brown or record in Book 6139, Page 784, Register's Office for Davidson County, Tennessee. The said William Maurice Bradford having since quitclaimed all of his right, title and interest in the subject property to William M. Bradford, DDS and wife, Lydia P. Bradford, Trustees, by Quitclaim Deed of record in Book 10588, Page 106, said Register's Office.

The legal description used above is the same legal description contained in the previous deed of record.

This conveyance and the covenants contained herein are made subject to:

1. 2004 taxes, a lien, but not yet due and payable, which have been prorated and shall be paid by Grantee. By acceptance of delivery of this instrument, Grantees agree to pay such taxes as and when they become payable and to indemnify and hold Grantors harmless from any liability therefor.

2. All matters shown on Plan of Record in Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons.

The parcel of land is not the principal place of residence of any Grantor, the spouse of any Grantor, or any minor children of any Grantor.

WITNESS our hands this 13th day of February, 2004.

William M. Bradford
WILLIAM M. BRADFORD, DDS, TRUSTEE

Lydia P. Bradford
LYDIA P. BRADFORD, TRUSTEE

Steven Craig Gilliam

STEVEN CRAIG GILLIAM

STATE OF FLORIDA)

COUNTY OF COLLIER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **STEVEN CRAIG GILLIAM,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Naples, Florida, this 10th day of February, 2004.

Notary Public

My Commission Expires: _____

DENNY L. BUCHANAN
MY COMMISSION # DD 153425
EXPIRES: September 25, 2006
Bonded Thru Notary Public Underwriters

224020.1/20021674

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **WILLIAM M. BRADFORD, DDS, TRUSTEE, AND LYDIA P. BRADFORD, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13th day of February, 2004.

Notary Public

My Commission Expires: 1/26/08

