THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17760G

MAP/GROUP/PARCEL:
83-13/505

Davidson County DEEDWARR
Recvd: 03/18/04 11:12 2pgs
Fees:13.00 Taxes:218.30
20040318-0030841

NEW OWNER'S NAME AND ADDRESS:
Gregory Bullard
1912 Boscobel Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Brandon Evans, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Gregory Bullard, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Map of Edgefield Company's First Subdivison, as shown on plat of record in Plat Book 57, page 130, 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 Grantor herein by deed of record in Instrument 20040309-0027001, Register's Office for Davidson County, Tennessee.

SAID property is improved property known as 1508 Shelby Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Brandon M. Evans
Brandon Evans

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Brandon Evans, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of March, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $59,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of March, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006