THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22304-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $144,500.00. Affiant Subscribed and sworn to before me this 25th day of March, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Kristen Mugford and Charles Hayner 504 Bradford Hills Place Nashville, TN 37211	**Send Tax Bills To:** World Savings Bank 6525 Grand Teton Plaza Madison, Wisconsin 53719	**Tax Information:** Map No.172.12 Parcel No. 166.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra A. Welsh, Trustee of the Debra Ann Welsh Living Trust and Debra A. Welsh, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Mugford and Charles Hayner, both unmarried, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 Bradford Hills Place, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2004.

Debra A. Welsh
Debra A. Welsh, individually

Debra A. Welsh Trustee
Debra A. Welsh, Trustee of the Debra Ann Welsh Living Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Debra A. Welsh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 04/01/04 15:30 2pgs
Fees:13.00 Taxes:534.65

20040401-0036930

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Sixteen Bradford Hills as of record in Plat Book 7900, page 908, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Debra A. Welsh by deed dated July 17, 1995 from Claridge Builders Co., LLC of record in Book 9734, page 960, Register's Office for Davidson County, Tennessee. Debra A. Welsh has since conveyed her interest in said property Debra Ann Welsh Living Trust by quitclaim deed of recording Instrument No. 20020503-0054645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s);
2. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, page 170, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
3. By-Laws of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee;
4. Dedication of common area to Bradford Hills Homeowners Association, Inc., of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee;
5. Charter of Incorporation of Bradford Hills Homeowners Association, Inc. of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee;
6. All matters appearing on the Plan of record in Plat Book 7900, page 908, Register's Office for Davidson County, Tennessee;
7. All matters appearing on the Plan of record in Plat Book 7900, page 6, Register's Office for Davidson County, Tennessee.