#20045

(3)

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Davidson County DEEDWARR Recvd: 04/22/04 14:27 2pgs Fees:13.00 Taxes:814.00 20040422-0045855	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00 *Affiant* Subscribed and sworn to me on April 22, 2004. NOTARY PUBLIC AT LARGE JUNE E. ROWELL NOTARY PUBLIC — My Commission Expires JULY 29, 2006 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20045SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Todd A. Bricker 707 Bresslyn Road Nashville, TN 37205	SAME	115-3-46

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bryan E. Larson, an unmarried person hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Todd A. Bricker, an unmarried person hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan of Brook Meade Subdivision, Section 5, as of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryan E. Larson, unmarried, by Warranty Deed from Ronald E. Chandler, Jr., and wife, Rebecca R. Chandler, of record in Book 10912, page 764, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters as shown on the plan of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers and/or storm drainage, of record in Book 5321, page 449, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 707 Bresslyn Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands on April 22, 2004.

Bryan E. Larson

Bryan E. Larson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 22, 2004, before me personally appeared Bryan E. Larson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 22, 2004.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE