This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Keith Bragdon and wife Ann E. Bragdon 5724 Cloverwood Drive Brentwood, TN. 37027	Keith Bragdon and wife Ann E. Bragdon 5724 Cloverwood Drive Brentwood, TN. 37027

GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of April, 2004 between Leigh Anne Bradford (now known as Leigh Anne Bradford Ackerman) and husband Gerard Ackerman (hereinafter referred to as "GRANTOR") and Keith Bragdon and wife Ann E. Bragdon (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Davidson County and Williamson County, Tennessee and being more particularly described as follows:

Lot 76 of the Cloverland Acres Subdivision, Section 4 as shown by a map of record in Plat Book 4660 at page 45 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Leigh Anne Bradford, now known as Leigh Anne Bradford Ackerman, by instrument of record in Book 11021 at page 123 in the Davidson County, Tennessee Register of Deeds office and Book 1703 at page 475 in the Williamson County, Tennessee Register of Deeds office.

Tax Parcel # 19-171.07-0-054.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 05/11/04 16:02 2pgs
Fees:13.00 Taxes:1147.00
20040511-0054215

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Leigh Anne Bradford Ackerman

Leigh Anne Bradford Ackerman

Gerard Ackerman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Leigh Anne Bradford Ackerman and husband Gerard Ackerman, to me known to be the person(s) described therein (or who proved to me to be the same on satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 29th day of April, 2004.

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

NOTARY PUBLIC
Commission Expires: _____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $310,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29th DAY OF April, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 1/26/2007

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE