RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 SP42995
FILE
BOX 7

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #22692 **Record & Return To:** **Saturn & Mazer Title Services** **File Box " 7 "**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me this 26th day of April, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE April N. Pravo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/14/04 12:12 3pgs
Fees:18.00 Taxes:876.90

20040514-0056784

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vernice M. Bryan 6118 Elizabethan Drive Nashville, TN 37205	Vernice M. Bryan 6118 Elizabethan Drive Nashville, TN 37205	Map No.131.04-0 Parcel No. 261.00

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, **Charles F. Bond, Jr., Walter F. Bond, Elizabeth B. Bishop and Evelyn B. Parsons**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to * ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. ***Oakley W. Bryan and Vernice M. Bryan, married persons***

This is improved property located at 1134 & 1136 Belvidere Drive, Nashville, TN 37204
The subject property is NOT the principal residence of the Grantors.

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 26th day of April, 2004.

Charles F. Bond, Jr. by Evelyn B. Parsons, Attorney-in-fact
Charles F. Bond, Jr. by Evelyn B. Parsons
As ~~Attorney-in-Fact~~

Elizabeth B. Bishop
Elizabeth B. Bishop

Evelyn B. Parsons
Evelyn B. Parsons

Walter F. Bond

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Elizabeth B. Bishop, Evelyn B. Parsons and Walter F. Bond**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2004.

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
9/22/2007

My Commission Expires
SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Evelyn B. Parsons**, 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 on behalf of **Charles F. Bond, Jr.** as his Attorney-In-Fact, as the free act and deed of the within named **Charles F. Bond, Jr.**

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of a Tract of Land Shown on College Park, as of record in Plat Book 4300, page 78, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn Bond Parsons, Charles Frederick Bond, Jr., Walter Frank Bond, and Elizabeth Bond Bishop by Executor's Quit Claim Deed dated, April 12, 2004 from Cumberland Investment and Trust Company as Co-Executor of the Estate of Anne Blair Bond, (and not further or otherwise) and James M. Swiggart, as Co-Executor of the Estate of Anne Blair Bond and as Trustee of the Trust established under the Will of Anne Blair Bond (and not further or otherwise), of record as Instrument No. 20040419-0043921, 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.
2. All matters appearing on the Plan of record in Plat Book 4300, page 78, Register's Office for Davidson County, Tennessee.
3. Easement for sewer of record in Book 3926, page 72, Register's Office for Davidson County, Tennessee.