FB12
JLR

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/04 14:43 2pgs
Fees:13.00 Taxes:952.75

20040518-0058302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John J. and Marion M. Bradford	AmSouth Bank	MAP: 104-11
2611 Barton Avenue	P.O. Box 847	Parcel: 230
Nashville, TN 37212	Birmingham, AL 35201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA MCDONALD, UNMARRIED, AND STEPHEN WHISENHUNT, MARRIED, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN J. BRADFORD AND WIFE, MARION M. BRADFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2611 Barton Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 14th day of May, 2004.

Melissa McDonald

Stephen Whisenhunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Melissa McDonald and Stephen Whisenhunt, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 14th day of May, 2004.

Notary Public

My Commission Expires: 3/31/07



EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, in the City of Nashville, being Lot No. 68 of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office of Davidson County.

Said Lot No. 68 fronts 60 feet on the southerly side of Barton Avenue and runs back between parallel lines 260 feet more or less, to an alley.

Being the same property conveyed to Fred V. Whisenhunt and wife, Ada O. Whisenhunt by Deed from Sue E. Reeves, a widow, of record in Book 3910, Page 843, Register's Office for Davidson County, Tennessee. The said Ada O. Whisenhunt having since died. Further being the same property conveyed to Melissa McDonald and Stephen Whisenhunt by Executor's Deed from Melissa McDonald, Executrix for the Estate of Fred V. Whisenhunt, pursuant to The Last Will and Testament of Fred V. Whisenhunt, Probate File #02P-656 and Instrument Number 3761-693363, of record in Instrument Number 20030826-0123841, Register's Office for Davidson County, Tennessee.

Grantors hereby covenant that the property herein conveyed is not and has never been the personal residence of either themselves or their respective spouses, if any, and is not subject to any homestead rights in their behalf.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.