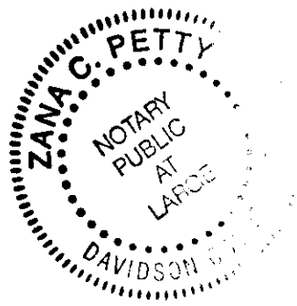
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Patricia Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patricia Bradley	Georgia Bank & Trust Company of Augusta	Map 96
2918 Dunmore Drive	4109 Columbia Road	Group 10
Nashville, TN 37214	~~Martinez, GA 30907~~	~~Parcel~~ 204

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard Bayers, Sole Heir of the Estate of Marcia Jean Bayers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patricia Bradley, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 372, on the Plan of Cloverhill, Section VII, of record in Book 2133, Page 92, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jean Bayers, unmarried, by deed from Pamela E. Allen, unmarried, of record in Book 10162, Page 111, dated August 16, 1996, Register's Office for said County. The said Jean Bayers now being deceased. Jean Bayers died intestate leaving as sole heir, Richard Bayers, the Grantor herein. Affidavit of Heirship 20040608-0067778

This conveyance is subject to Restrictions of record in Book 2273, Page 88, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 2133, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2918 Dunmore Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 7th day of June, 2004.

Richard Bayers, Sole Heir of the Estate of
Marcia Jean Bayers

BY: Richard Bayers
Richard Bayers

Davidson County DEEDWARR
Recvd: 06/08/04 13:29 2pgs
Fees:13.00 Taxes:277.50

20040608-0067779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Bayers, Sole Heir for the Estate of Marcia Jean Bayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Heir of the Estate of Marcia Jean Bayers and as such Sole Heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 7th day of June, 2004.

My Commission Expires: 01/27/07

Notary Public

