24-1-285

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/20/04 15:15 2pgs
Fees:13.00 Taxes:514.86

20040720-0086758

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **July, 2004** by and between **Dorothy B. Talley, unmarried** , herein after referred to as GRANTOR, and **Aaron Bryant** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Williamson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 6, on the Plan of Brentwood Hall, Section I, of record in Plat Book 2083, Page 18, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to: (1) All matters appearing on the plan of Brentwood Hall, Section I, of record in Book 2083, Page 18; (2) Restrictions contained in instrument of record in Book 1788, page 143, Book 2084, page 409, Book 2088, page 637; (3) all easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to Dorothy B. Talley, unmarried, by Warranty Deed from Thomas Aiken Gillespie and Elizabeth Johnson, dated May 19, 2003, of record in Instrument No. 20030522-0070106, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 515 Hogan Road, Nashville, TN 37220

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dorothy B. Talley
Dorothy B. Talley
Signature of Seller

By Jason Howell, AIF

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **16th** day of **July, 2004** before me personally appeared Susan Harville , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy B. Talley , and acknowledged that he/she executed the same as the free act and deed of said Susan Harville .

Witness my hand, at office, this **16th** day of **July, 2004.**

Carrie E. Hughes

Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

Name and Address of Property Owner:
Aaron Bryant
515 Hogan Road, Nashville, TN 37220

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map & Parcel 146.16-005.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$139,150.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ashley Anderson

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **July, 2004.**

Carrie E. Hughes

Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

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