PERSON(S) RESPONSIBLE FOR TAXES (New Owner)

Jessica Lynn Bradberry
NAME
1704 Cumberland Station Blvd.
ADDRESS
Madison, TN 37115

MAP NUMBER 53
PARCEL NUMBER 45
GROUP NUMBER

THIS INSTRUMENT PREPARED BY:
CHARLES E. RIDENOUR
Attorney at Law
107 W. North Street
P.O. Box 444
Sweetwater, TN 37874
423-337-6123

The following description is:
X taken from the prior deed;
___based upon a new survey;
___provided by the parties;
___(other) _____

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,688.42, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SIGNED this 26th day of June, 2004.

William L. Bradberry Jr.
Affiant
Brenda White
NOTARY PUBLIC
COMM. EXP: 10-

BRENDA WHITE NOTARY PUBLIC AT LARGE MONROE COUNTY

IT IS YOUR RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO IMMEDIATELY MAY ADVERSELY AFFECT YOUR INTEREST.

YOU MAY BE REQUIRED TO SEEK APPROVAL FROM YOUR LOCAL PLANNING COMMISSION. IT IS YOUR RESPONSIBILITY TO INQUIRE WITH SAID COMMISSION TO DETERMINE ANY SPECIFICATIONS REGARDING THE USE OF THIS PROPERTY.

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the Sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations not herein set out, we, ***WILLIAM L. BRADBERRY, JR. and wife, ALVA JEAN BRADBERRY hereinafter referred to as GRANTORS***, of Monroe County, Tennessee, have this day bargained and sold, and do by these presents, hereby sell, transfer, and convey unto ***JESSICA LYNN BRADBERRY, a single person, hereinafter referred to as GRANTEE***, of Davidson County, Tennessee, the following described tract of real estate, to wit:

BEING Lot No. 21 on the Plan of CUMBERLAND STATION AT WILSON CAMP, Section Two, as of record in INSTRUMENT NUMBER 200209030105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY conveyed to William L. Bradberry, et ux, by Deed of Randall Philips Homes, LLC, dated August 22, 2003, and recorded on August 26, 2003 , in the Register's Office for Davidson County, Tennessee, in **Instrument #20030826-0123758.**

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Davidson County DEEDWARR
Recvd: 08/04/04 08:55 3pgs
Fees:18.00 Taxes:542.75
20040804-0093206

THIS LOT IS IMPROVED.

The address for the above property is 1704 Cumberland Station Blvd., Madison, TN 37115.

THE TAXES FOR THE CURRENT YEAR SHALL BE PRORATED BETWEEN THE PARTIES.

THIS CONVEYANCE IS SUBJECT to all prior easements, rights of ways, and restrictions, visible or otherwise, and any prior use as an open dump, sanitary landfill, solid waste management, transportation or disposal of any hazardous waste, hazardous substance, pollutants, contaminants, toxic substance, nuclear waste, solid waste or sludge, as defined by the Comprehensive Environmental Response, Compensation and Liability ("CERCLA"), 42 U.S.C. §9601 et seq., the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6901 et seq., the Clean Air Act, 42 U.S.C. §7401 et seq., the Toxic Substances Control Act ("TSCA"), 15 U.S.C. §2601 et seq., or similar federal or state statutes, whether or not such substance(s) is identified in, listed in or regulated by regulations promulgated pursuant to the authority granted by CERCLA, RCRA, the Clean Air Act, TSCA or similar federal or state laws, and whether or not regulation of such substance(s) is deemed warranted within agency discretion allowed by said statutes. **If the real property is unimproved, or no disclosure statement was given in accordance with the Tennessee Residential Property Condition Disclosure Act, T.C.A. §66-5-201 et seq., this property is sold without warranty "AS IS".**

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE, SURVEY, ACCURACY OF THE DESCRIPTION OR ANY OTHER MATTER CONTAINED HEREIN. THAT GRANTEE CAN PURCHASE TITLE INSURANCE TO PROTECT THEMSELVES FROM THE ABOVE.

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.

TO HAVE AND TO HOLD the property above described, together with all the hereditaments and appurtenances thereunto appertaining, and every right and interest therein, both legal and equitable, to the said ***JESSICA LYNN BRADBERRY, GRANTEE***, her heirs and assigns, in fee simple, forever.

We covenant to and with the said ***JESSICA LYNN BRADBERRY, GRANTEE,*** that we are lawfully seized and possessed of said property, that we have a good right to sell and convey the same, that same is free and unencumbered, and that we will forever warrant and defend the title thereto to the said ***JESSICA LYNN BRADBERRY, GRANTEE,*** her heirs and assigns, against the lawful claims of any and all persons whomsoever.

IN WITNESS WHEREOF, said ***WILLIAM L. BRADBERRY, JR. and wife, ALVA JEAN BRADBERRY, GRANTORS,*** have hereunto set their hands on the **26th day of June, 2004.**

William L. Bradberry Jr.
WILLIAM L. BRADBERRY, JR.

Alva Jean Bradberry
ALVA JEAN BRADBERRY

STATE OF TENNESSEE
COUNTY OF MONROE

Personally appeared before me, the undersigned Notary Public in and for said State and County, ***WILLIAM L. BRADBERRY, JR. and wife, ALVA JEAN BRADBERRY***, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes herein contained.

WITNESS my hand, at office this ***26th day of June, 2004.***

BRENDA W. WHITE NOTARY PUBLIC AT LARGE MONROE COUNTY, TN

Brenda White
NOTARY PUBLIC
COMMISSION EXPIRES: 10-23-06

general/fsgbradberry.wd #3 km