THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23119-07-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Affiant Subscribed and sworn to before me this 13th day of August, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Cloyce F. Bradley, Jr. Deborah K. Bradley 401 Bowling Avenue #55 Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.104.13-0A Parcel No. 054.00 CO

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, **William O. Vaughan, Jr., unmarried, and Trudy M. Peters, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cloyce F. Bradley, Jr. and wife, Deborah K. Bradley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue #55, Nashville, Tennessee 37215

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 13th day of August, 2004.

William O. Vaughan, Jr. Trudy M. Peters

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William O. Vaughan, Jr. and Trudy M. Peters**, 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 13th day of August, 2004.

Notary Public

My Commission Expires:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/18/04 10:22 2pgs
Fees:13.00 Taxes:1109.63

20040818-0099722

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 54 on the Plan of Richmeade Place Section Three as of record in Plat Book 5050, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William O. Vaughan, Jr., married by deed dated December 3, 1999 from Anne Stephens, a single person of record in Insrument No. 199912070300742, Register's Office for Davidson County, Tennessee. William O. Vaughan, Jr. has since conveyed his interest in said property to William O. Vaughan, Jr. and wife, Trudy M. Peters by quitclaim deed of record in Instrument No. 20010112-0004112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State/County taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Richmeade Place, of record in Book 4941, page 637, amended in Book 5094, page 473, Book 5036, page 338 and Book 5213, page 945;
3. Charter of Incorporation of Richmeade Place Homeowners' Association, Inc. of record in Book 4942, page 633; and
4. All matters appearing on the Plan of record as Book 5050, page 19, Register's Office for Davidson County, Tennessee.