PICK-UP

GBEC OF TENNESSEE, INC.
404 BNA DRIVE STE 300
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **96,900.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF October, 2004.

NOTARY PUBLIC

My Commission expires:

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT PREPARED BY:
GBEC OF TENNESSEE, INC., 404 BNA Drive Ste 300, NASHVILLE, TENNESSEE 37217

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP OR PARCEL NUMBERS:
Richard C Brady		**42-11-B-117 CO**
(NAME)	(NAME)	
168 Heritage Trace Drive		
(ADDRESS)	(ADDRESS)	
Madison, TENNESSEE 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Jessie B Clinard** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Richard C Brady and wife, Mandy Brady** 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" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Davidson County DEEDWARR
Recvd: 11/01/04 13:04 3pgs
Fees:18.00 Taxes:358.53
20041101-0130775

unimproved ( )
This improved ( ) property, known as
168 Heritage Trace Drive, **Madison,** **TENNESSEE 37115**
(House number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **29th** day of **October, 2004.**

Jessie B Clinard

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jessie B Clinard, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of Oct, 2004.

My Commission expires:

H. GLENN BOLTON NOTARY PUBLIC AT LARGE EXPIRES 5-24-08 WILLIAMSON CO., TENNESSEE

N S Bolton
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public

Exhibit "A"

Land in Davidson County, tennessee, being apartment Unit No 168 of heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, tennessee Code Annotated, and as established by a master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, Page 989, and further supplemented and amended by intsrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennesseem together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to JESSIE B CLINARD, MARRIED, by deed of record in Book 9071, page 797, said Register's Office.

JBC
W.T.C.
NB '23