Warranty Deed

PICK-UP

Davidson County DEEDWARR
Recvd: 11/12/04 10:30 4pgs
Fees:23.00 Taxes:1239.50

20041112-0136143

Old Republic Title: Owner's Title Number: SV 4142589

[NOTICE TO REGISTER: Please also index this transfer under the name of Cloyce F. Bradley as a Grantor, as he is the most recent title-holder of record for the herein described property]**

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Sue R. McSwiney	New Owner At Same Address	Map: 117-09-0-B
110 Longwood Place		Parcel: 006.00-CO
Nashville, TN 37215		7DA-79618

For and in Consideration of the sum of $335,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

THE BRADLEY FAMILY TRUST {created under the Will of Cloyce F. Bradley},
joined by Cloyce Flowers Bradley, Jr., William McPheeters Bradley,
Leah Bradley Williams, Mary Bradley Shaub, and Clay Jarnagin Bradley
{all of the heirs of the Estate of Mary J. Bradley and all of the beneficiaries of said Trust}

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

Sue R. McSwiney

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof the same as if copied verbatim herein

This is **IMPROVED** property known as: **110 Longwood Place, Nashville, TN 37215**
[unimproved / improved]

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 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 effective on this **10th** day of **November**, **2004.**

THE BRADLEY FAMILY TRUST

By: _____ TRUSTEE
Cloyce F. Bradley, Jr., Trustee

_____
William McPheeters Bradley

_____
Leah Bradley Williams

By: _____ AIF
Cloyce Flowers Bradley, Jr., AIF

By: _____ AIF
Cloyce Flowers Bradley, Jr., AIF

_____
Cloyce Flowers Bradley, Jr.
[a/k/a Cloyce F. Bradley, Jr.]

_____
Mary Bradley Shaub

_____
Clay Jarnagin Bradley

By: _____ AIF
Cloyce Flowers Bradley, Jr., AIF

By: _____ AIF
Cloyce Flowers Bradley, Jr., AIF

Exhibit "A" to Warranty Deed ~ Bradley Family Trust to McSwiney

Land in Davidson County, Tennessee, and being **Lot No. 6** on the plan of **Longwood,** as of record at **Plat Book 5200, page 86,** as revised as to floor areas and lot coverages at Book 5419, page 183, both of record in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Dr. Cloyce F. Bradley and wife Mary Jarnagan Bradley by deed dated October 19, 1979, as of record at Book 5518, page 16 and all the same property conveyed by deed dated March 23, 1990 from Mary Jarnagin Bradley to Dr. Cloyce F. Bradley as of record at Book 8071, page 673 and both in said Register's Office and the above description is the same as appears therein.

The said Dr. Cloyce F. Bradley having since died testate in Davidson County, TN on January 22, 1994 (see TN Death Certificate #9400354), and by his Will the herein described property was devised to The Bradley Family Trust at ITEM IV thereof (see Davidson County Probate #94-185 and the Will of record at Will Book 188, page 657 Probate Court Clerk's Office). The only devisees under said Will were The Bradley Family Trust and his spouse, Mary J. Bradley (who claimed no interest in the herein described property and in fact Quitclaimed the same as previously recited). The said Mary McPheeters Jarnagin Bradley (being one and the same person as Mary J. Bradley, Mary Jarnagan Bradley, and Mary Jarnagin Bradley) having since died testate in Davidson County, TN on March 27, 2004 (see TN Death Certificate #0401828 and Davidson County Probate #04P-687). In as much as there was no deed of conveyance from the Executrix of Dr. Bradley's Estate to The Bradley Family Trust (although complete color of ownership has been conducted by The Bradley Family Trust), all of the heirs of the said Mary PcPheeters Jarnagin Bradley (who are also the sole beneficiaries of The Bradley Family Trust) join in this deed to convey any and all right, title, and/or interest they and/or the said Mary McPheeters Jarnagin Bradley or her Estate have or may have in the herein described property.

THIS CONVEYANCE IS SUBJECT TO 2004 property taxes which have been prorated this date and the Grantee assumes in full, and to the limitations shown on said plan at Plat Book 5200, page 86 as amended by instrument at Book 5419, page 183, to Restrictive Covenants of record at Book 5344, page 353, and to sewer easements of record at Book 3347, page 590 and Book 5287, page 712, all said Register's Office.

See Power(s) of Attorney from William McPheeters Bradley, Leah Bradley Williams, Mary Bradley Shaub, and Clay Jarnagin Bradley to Cloyce Flowers Bradley, Jr. all of record in the pages immediately preceeding this Warranty Deed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

Sue R McSwiney, Affiant
Sue R. McSwiney

SUBSCRIBED AND SWORN TO BEFORE ME ON 11/11/2004.

My Commission Expires: 09/22/2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
Notary Public: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Cloyce F. Bradley, Jr.

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the sole **Trustee** of **The Bradley Family Trust**, the within named bargainor, **a Trust**, and that he, as such **Trustee**, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said **Trust**, by himself as such **Trustee**. WITNESS my hand and official seal at office on 11/11/2004.

My Commission Expires: 09/22/2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

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

Cloyce Flowers Bradley, Jr., a/k/a **Cloyce F. Bradley, Jr.**

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 11/11/2004.

My Commission Expires: 09/22/2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

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 **Cloyce Flowers Bradley, Jr**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed this Warranty Deed for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for the respective maker and that he executed this Warranty Deed in behalf of **William McPheeters Bradley**, **Leah Bradley Williams**, **Mary Bradley Shaub** and **Clay Jarnagin Bradley**, respectively, and who further acknowledged the he executed the same as the free act and deed of the said **William McPheeters Bradley**, **Leah Bradley Williams**, **Mary Bradley Shaub** and **Clay Jarnagin Bradley**, respectively, for the purposes therein contained. WITNESS my hand and official seal at office on **11/11/2004**.

My Commission Expires: **09/22/2007**

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, **Cloyce Flowers Bradley, Jr.**, Attorney in Fact, who does make oath as follows:

1. That by appointments, as respectively dated and which are to be recorded in the Register's Office for Davidson County, Tennessee, simultaneous with the Warranty Deed to which this Affidavit is applicable, I, **Cloyce Flowers Bradley, Jr.**, was appointed as Attorney in Fact for **William McPheeters Bradley** [on 11/02/2004], and for **Leah Bradley Williams** [on 11/08/2004], and for **Mary Bradley Shaub** [on 11/04/2004] and for **Clay J. Bradley** [on 11/03/2004], hereinafter the Principals, for the purposes set forth therein.

2. That to my best knowledge and belief:

{a.} The said Principals, each is alive and well; and, **{b.}** That no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, or at the time of the execution, in the principal's behalf, of the instrument to which this affidavit is applicable, and/or all other documents so executed on the Principal's behalf on this date; and, **{c.}** I have not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability, or otherwise, or notice of facts so indicating the same.

Given under my hand on 11/11/2004.

Cloyce Flowers Bradley, Jr. AIF

Cloyce Flowers Bradley, Jr., Attorney in Fact {Affiant}

Sworn to and subscribed before me on November 10, 2004.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Marbut Glenn Gaston, Jr.

Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TN SupremeCourt# 003143