FILE NO. SP43444
FILE BOX "7"

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-648140**

Davidson County DEEDWARR
Recvd: 11/16/04 12:17 3pgs
Fees:18.00 Taxes:536.50
20041116-0137455

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twelfth day of November, 2004**, by and between **Ollie Bradshaw, a married man**, parties of the first part, and **Dawn M. Hart and Richard P. Hart, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 23, ASHEFORD CROSSING, SECTION SIX Planned Unit Development, as shown on plat of record in Instrument No. 200010100100374, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ollie Bradshaw, an unmarried man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded the 3rd day of July, 2001 in Instrument No. 20010703-0070287, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **164-13-B 23.00 CO**
X Improved OR
Unimproved property located at: **3432 Cainbrook Crossing, Antioch, Tennessee 37013**

Veronica Bradshaw joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Veronica Bradshaw** may have in the above captioned property by virtue of **her** marriage to **Ollie Bradshaw**, but the said **Veronica Bradshaw** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Veronica Bradshaw

Ollie Bradshaw

STATE OF **TN**

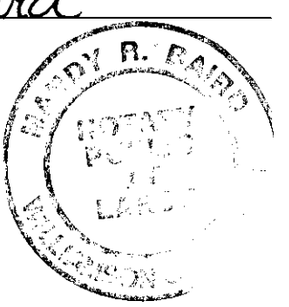
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ollie Bradshaw and Veronica Bradshaw** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twelfth day of November, 2004.**

Notary Public

My Commission Expires: 7.29.07



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Owner's Name: **Richard Hart and Dawn M. Hart**

and Address: **3432 Cainbrook Crossing**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Chase Manhattan Mortgage Corporation
100 Bloomfield Hills Parkway, Suite 160
Bloomfield Hills, MI 48304

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**145,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twelfth day of November, 2004.**

Notary Public

My Commission Expires: 7.29.07

