RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville,Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 399,000.00

X Nancy R. Yoanidis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

December 3, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 1-29-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/06/04 10:40 2pgs
Fees:13.00 Taxes:1476.30
20041206-0144698

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nancy R. Yoanidis 5400 Heather Lane Brentwood, TN 37027	**Realty Mortgage Corporation** **7000 Executive Center Drive, Ste 200** **Brentwood, Tennessee 37027**	**MAP 160-12/171.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT F. BRAGG AND WIFE, SANDRA BRAGG**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NANCY R. YOANIDIS, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Epworth Subdivision, as shown on plat of record in Plat Book 5200, page 745, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert F. Bragg and wife, Sandra Bragg in Instrument No. 20011004-0108002, recorded 10/04/2001, Register's Office for Davidson County, Tennessee.

PHILLIP CANTRELL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SANDRA BRAGG, PURSUANT TO THE POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:5400 Heather Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: DECEMBER 3, 2004

Robert F. Bragg

Sandra Bragg
by Phillip Cantrell POA

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert F. Bragg with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, TN on this the 3rd day of December, 2004.

JEFFREY M. GERSTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 29, 2005

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phillip Cantrell to me known to be the person who executed the foregoing instrument in behalf of Sandra Bragg, and acknowledged that he executed that same as the free act and deed of the said Sandra Bragg.

JEFFREY M. GERSTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of December, 2004.

Notary Public

Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 29, 2005

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

Commission Expires: _____