Davidson County DEEDWARR
Recvd: 12/15/04 12:41 2pgs
Fees:13.00 Taxes:321.90
20041215-0149122

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Rachel Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
LaVanessa Fykes	NEW OWNER	Map 149
118 Davenport Drive Unit 118		Group 08-0-A
Nashville, TN 37217		Parcel 118.00-CO

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, we

John Eugene Bradley (f/k/a John E. Dingess) and wife, Rachel Bradley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
LaVanessa Fykes
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 118 on the Plan of Davenport Condominiums of record in Plat Book 6900, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Dingess by Warranty Deed from Dennis B. Morris and wife, Judith A. Morris, of record in Book 9926, page 283, said Register's Office. John E. Dingess has since had his name legally changed to John Eugene Bradley. (See Order filed July 8, 2002, in the Office of Clerk and Master for the Chancery Court of Davidson County, Tennessee, File No. 02-1990-III).

This conveyance is subject to the Master Deed, Restrictive Covenants, and By-Laws of record in Book 6935, Page 333, Book 7247, Page 311, Book 8630, Page 466, and Book 7123, Page 34, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantees and Grantors for their respective portions; (2) All matters appearing on the plan of record in Plat Book 6900, Page 22, said Register's Office, (3) Sewer Line Easement of record in Book 6249, Page 557, said Register's Office, (4) Easements to Colonial Pipeline of record in Book 3617, Page 399; and Book 4575, Page 612, (5) Easement to Metropolitan Government of record in Book 5394, Page 277, (6) Easement to First Suburban Utility District of record in Book 4207, Page 52, said Register's Office.

The said Rachel Bradley joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20041215-0149123, said Register's Office.

John Eugene Bradley, John E. Bradley, John E. Dingess being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as Unit 118 118 Davenport Drive, Nashville, TN 37217

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; and we do covenant with the 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 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 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 my hand this 13th day of December, 2004.

John Eugene Bradley by: Rachel Bradley ATTY-IN-FACT
John Eugene Bradley
By: Rachel Bradley, Attorney-in-Fact

Rachel Bradley
Rachel Bradley

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 Rachel Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John Eugene Bradley a/k/a John E. Bradley, f/k/a John E. Dingess, as his Attorney in Fact as the free act and deed of the within named John Eugene Bradley.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Rachel Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067