Davidson County DEEDWARR
Recvd: 01/13/05 10:48 2 pgs
Fees:13.00 Taxes:388.50
20050113-0004856

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jason Bradshaw
3000 Hillsboro Pike, #146
Nashville, TN 37215

SEND TAX BILL:

Accredited Home Lenders, Inc.
P.O. Box 502480
San Diego, CA 92150-2480

MORTGAGEE:

Accredited Home Lenders, Inc.
P.O. Box 502480
San Diego, CA 92150-2480

MAP AND PARCEL:
MAP 117-3-A
PARCEL 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lisa A. Bush, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jason Bradshaw**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 146 on the Plan of Versailles, of record in Plat Book 5050, page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641, as re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.
>
> Being the same property conveyed to Lisa A. Bush, an unmarried person, by deed from Lara C. Myatt Derryberry and husband, Vance P. Derryberry, of record in Instrument No. 20001121-0114818, said Register's Office.
>
> This conveyance is made subject such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3000 Hillsboro Pike, #146, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22 day of December, 2004.

Lisa A. Bush

Lisa A. Bush

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lisa A. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of December, 2004.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Sharon R. Peace

AFFIANT

Subscribed and sworn to before me
this 31st day of December, 2004.

Ann M. Ledet

NOTARY PUBLIC

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 7/25/2005