Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/21/05 08:07 2 pgs
Fees:13.00 Taxes:703.00
20050321-0030177

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March 2005.

Notary Public
My commission expires: 4/2/07

NOTARY PUBLIC AT LARGE
AMY C. NANCE
WILLIAMSON CO. TENN.

Address of New Owner:
Phillip W. Bradley
2855 Old Hickory Blvd.
Nashville TN 37221-0000

Send Tax Bills to:
Same

Tax Information
142-00-0 355.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William R. Snodgrass, Jr. and wife Sara M. Snodgrass hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Phillip W. Bradley and wife Raye Lynne Bradley 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:

Being Lot No. 2 of SteepleChase Park of record in Instrument No. 200109180100682 Register's Office for Davidson County Tennessee to which plan referene is hereby made for a more complete description.

Being the same property conveyed to William R. Snodgrass, Jr and wife Sara M. Snodgrass by deed from William E Kantz, Jr. of record in Instrument No. 20020416-0046793 Register's Office for Davidson coutny, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of SteepeChase Park of record in Instrument No. 200109180100682 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7517 page 283 and amended in Book 8120 Page 402 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Devon Hills Community Association of record in Book 11080 Page 232 5) Restrictions contained in deed of record in Book 9947 Page 281 and Instrument No. 20020711-0083738 65) Easements of record in Book 11436 page 508, Book 114361 Page 514 and Book 11436 Page 680

This property is improved property known as 2855 Old Hickory Blvd., Nashville, Tennessee 37221-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 18th day of March, 2005.

William R. Snodgrass, Jr.

Sara M. Snodgrass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Snodgrass, Jr. and Sara M. Snodgrass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of March, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04816

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.