WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,900.00

Pam S House
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES:
(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:
Jonathan L. Bragg	Option one Mortgage	Map 98
5628 Regatta Blvd.	1600 Parkwood Circle SE	Group 9-0-A
Hermitage, TN 37076	Atlanta, GA 30339	Parcel 69 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

Kenneth P. Falasco

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jonathan L. Bragg and Paula S. Bragg
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 Lot No. 169, on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth P. Falasco by deed from Arch Kelley, of record in Instrument 20021003-0120492, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 599, said Register's Office.

Power of Attorney of record in Instrument 20050512-0053647, said Register's Office.

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 5628 Regatta Blvd., Hermitage, TN 37076

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.

Kenneth P. Falasco
Kenneth P. Falasco
Witness my hand this 29 day of April, 2005.

By: Kenneth P. Falasco by Dennis Falasco his Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/12/05 11:03 2 pgs
Fees:13.00 Taxes:769.23

20050512-0053648

STATE OF ILLINOIS
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dennis Falasco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kenneth P. Falasco as his Attorney in Fact as the free act and deed of the within named Kenneth P. Falasco.

Witness my hand and official seal at , Tennessee the 29 day of April, 2005.

My Commission Expires: 11-24-08 Christine Foster
Notary Public

"OFFICIAL SEAL"
CHRISTINE FOSTER
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 11/24/2008