Return to: Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167

B-4538

Davidson County DEEDWARR
Recvd: 06/20/05 07:42 2 pgs
Fees:13.00 Taxes:320.05
20050620-0069853

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$86,500.00**.

Stanley Kirkdoffer
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2005.

Carol R Rivers
Notary Public

My commission expires: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stanley Kirkdoffer	**American Mortgage Network, Inc.**	**150-05-300.00**
366 Clearwater Drive	**10421 Wateridge Cr., Ste 250**	
Nashville, TN 37217	**San Deigo, CA 92121**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bradley L. Bogda, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanley Kirkdoffer

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:

Land in Davidson County, Tennessee being ~~the northerly part~~ All of Lot 41A on the Zone Lot Division of Lots 10-16 and 18-43 on the plan of Edge-O-Lake Estates, Sec. 21 of record in ~~Plat Book 6250, Page 211, as amended~~ in Book 6900, Page 256 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bradley L. Bogda, an unmarried man by deed dated March 31, 1997 from William W. Graves and wife, Ruth Graves of record in Book 10411, Page 206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **366 Clearwater 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 GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 17th day of May, 2005.

Bradley L. Bogda

Bradley L. Bogda

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 **Bradley L. Bogda**, unmarried 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 on this **17th** day of **May, 2005.**

Robin L Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007