WARRANTY DEED

FRANCINE JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Davidson County DEEDWARR
Recvd: 07/14/05 14:42 2 pgs
Fees:13.00 Taxes:294.15

20050714-0081922

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF July, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY or Return to
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same as New owner	MAP-PARCEL NUMBERS
Marian Western	~~American Trust Mortgage Company, LLC~~	MAP 80-8
(NAME)	(NAME)	
3248 Hinkle Drive	~~14045 Ballantyne Corporate Place~~	PARCEL 298.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	~~Charlotte, NC 28277~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael L. Brady, unmarried

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

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:

Property located at: 3248 Hinkle Dr, DAVIDSON COUNTY, Nashville, TN 37218 AND:

Land in Davidson County, Tennessee, being lot No. 31 on the plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Regiter's Office for said County.

Said Lot No. 31 fronts 57.0 feet on the northerly side of Hinkle Drive and runs back 138.21 feet on the easterly line and 137.61 feet on the westerly line to a rear line on which measures 53.19 feet.

Being the same property conveyed to Michael L. Brady by deed dated 05-26-05, from Mary E. Martin, filed for record on 05-27-05, in Instrument No. 200505270059936, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mary E. Martin by deed dated 08-21-78, from John H. Culp and wife, Mary L. Culp, filed for record on 08-24-78, in Book 5329, page 402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 3600, page 49, said Register's Office, including any and estrictions ancillary thereto (2) Restrictive covenants of record in Book 3765, page 141, said Register's Office (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3248 Hinkle Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of July 2005

Michael L. Brady

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 Michael L. Brady

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 8th day of July, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 21, 2009