20B

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050450

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 08/02/05 15:59 2 pgs
Fees:13.00 Taxes:414.40

20050802-0090549

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

New Owner is:
Janice Bradford
419 Raintree Place
Hermitage, TN 37076

MAP: 86-11-O-B
PARCEL: 14.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alecia Wynn f/k/a Alecia M. Butler, and husband Victor Wynn,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Janice Bradford , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, Building 8, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of Record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, page 6264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit. Garage Numbers 8-2-G is a Limited common element for the exclusive use of the occupant of said unit of record in Plat Book 4860, page 62-64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alecia M. Butler, unmarried n/k/a Alecia Wynn by Warranty Deed from Janice H. Greene, unmarried dated February 1, 1999, recorded February 4, 1999, in Book 11327, page 316, Register's Office for Davidson County, Tennessee. *

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AMW VMW Sellers Ints.

*Victor Wynn joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Alecia Wynn.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of July, 2005.

GRANTOR:

Alecia Wynn

Alecia Wynn f/k/a Alecia M. Butler

Victor Wynn

Victor Wynn

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Alecia Wynn f/k/a Alecia M. Butler, and husband Victor Wynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

D. Annette Mapes
Affiant

SWORN TO and subscribed before me this 27th day of July, 2005

Doris Coley
NOTARY PUBLIC

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My commission expires: 10/26/05