WARRANTY DEED

State of Tennessee
County of Davidson

Box 14-A
19181-1

The actual consideration or value, whichever is greater, for this transfer is **$306,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/28/05 13:30 2 pgs
Fees:13.00 Taxes:1132.20
20050928-0116546

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ripley Nye Bickerstaff	**Synovus Mortgage Corp.**	**131-04-101**
4112 Granny White Pike	**800 Shades Creek Parkway, Suite 375**	
Nashville, TN 37204	**Birmingham, AL 35209**	

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,

Billy Bradshaw, Jr. and Gina D. Guthrie Bradshaw, husband and wife

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

Ripley Nye Bickerstaff, an unmarried man

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 Lot No. 5 and part of Lot No. 4 of Block 18 of College Park Subdivision, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and part of Lot No. 4 begins at the northeasterly corner of Granny White Pike and Woodvale Drive; thence, with the northerly margin of Woodvale Drive easterly 160 feet to the southwesterly corner of Lot No. 6; thence, with the westerly line of Lot No. 6 northerly 109 1/2 feet to a point 12 feet South of the corner of Lot Nos. 3 and 4, the southeasterly corner of the property conveyed to Ashod Gulbank, et ux by deed from Houston T. Ezel, et ux, of record in Book 2090, Page 116, said Register's Office; thence, with the southerly line of said Gulbank property westerly 160 feet, more or less, to the easterly margin of Granny White Pike, the common corner of Lot Nos. 3 and 4; thence, with said pike southerly 127 feet, to the point of BEGINNING.

BEING the same property conveyed to Billy Bradshaw, Jr. and Gina D. Guthrie, by Warranty Deed from Charles K. Oliver and wife, Elise R. Oliver, of record in Book 11094, Page 392, Register's Office for Davidson County, Tennessee.

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

This is Improved (X) unimproved (____) property, known as: **4112 Granny White Pike, Nashville, TN 37204**

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 our hands this 26th day of **September, 2005.**

Billy Bradshaw, Jr.

Gina D. Guthrie Bradshaw

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 **Billy Bradshaw, Jr. and Gina D. Guthrie Bradshaw,** the bargainors, 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 Nashville, Tennessee, this **26th** day of **September, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.