PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

SUMMIT-05-1621

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Bradley	New owners	
1621 Harding Place (ADDRESS)	(NAME) (ADDRESS)	131-9-27
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM MORGAN BAKER, JR. , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID J. BRADLEY,* hereinafter called the Grantees, their heirs and assigns, that 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 on the plan of Seven Hills, Section 3, of record in Book 2663, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Morgan Baker, Jr. and Frances N. Baker, by Deed from Oscar Mason and Dorothy B. Mason, dated February 17, 1961, of record in Book 3182, page 201, Register's Office for Davidson County, Tennessee.

The said Frances N. Baker having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*AND WIFE, AMY BRADLEY

unimproved ( )
This is improved (X) property, known as 1621 Harding Place, Nashville, Tennessee 37215
(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/our hand(s) this 14th day of October, 2005.

William Morgan Baker Jr. By William Morgan Baker III - attorney in Fact
William Morgan Baker, Jr.

GAIL P. COURT NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA Comm. No. 02014945 Exp. 08-26-2006 MAYES COUNTY

Gail P. Court 10/17/05

Davidson County DEEDWARR
Recvd: 10/19/05 10:49 2 pgs
Fees:13.00 Taxes:1202.50

20051019-0125965

STATE OF ~~Tennessee~~ Oklahoma

COUNTY OF Mayes

On this the 17 day of October, 2005 before me personally appeared William Morgan Baker II to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Morgan Baker, Jr, and acknowledged that he/she executed the same as their free act and deed by virtue of that Power of Attorney recorded in Instrument No. _____ herewith in the Register's Office of _____ County, Tennessee.

Witness my hand and official seal this 17 day of October, 2005.

Gail P. Court 10/17/05
Notary Public

My Commission Expires: 8/26/06

GAIL P. COURT NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA Comm. No. 02014945 Exp. 08-26-2006 MAYES COUNTY

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800