RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/01/05 10:53 2 pgs
Fees:13.00 Taxes:759.61
20051101-0131803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,300.00.

AFFIANT

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2005.

NOTARY PUBLIC

My commission expires: 1/28/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILBURN THOMAS GRANT III 311 Gaywood Drive Nashville, Tennessee 37211	Same as new owner	147-01-0-200.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND THREE HUNDRED AND NO/100 ($205,300.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JEFFREY B. O'BRYAN and wife, BRIDGET A. O'BRYAN,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **WILBURN THOMAS GRANT III,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 306 of the Caldwell Hall Subdivision, Section 2, as shown by a map of record in Plat Book 2900 at page 96 in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Jeffrey B. O'Bryan and wife, Bridget A. O'Bryan by General Warranty Deed from V. Virginia Davis, of record in Instrument No. 20010510-0048731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 2900, page 96; to any and all restrictive covenants of record all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 311 Gaywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 26th day of October, 2005.

JEFFREY B. O'BRYAN

BRIDGET A. O'BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, JEFFREY B. O'BRYAN and wife, BRIDGE A. O'BRYAN, 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 seal, this the 26th day of October, 2005.

Notary Public

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE