05-116604

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/03/05 09:42 2 pgs
Fees:13.00 Taxes:406.63

20051103-0133027

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LAURIE B MAGGIED	SAME	085-13-0-045.00
2603 CRESTWOOD DRIVE		
NASHVILLE, TENNESSEE 37214		

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, Richard C Bradley and wife, Martha B Bradley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laurie B Maggied, a married person, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 11 on the Map of the Resubdivision of Cliffdale, of record in Book 974 Page 49, Register's Office for said County,

Said part of Lot No. 11 feet on the east side of Crestwood Road, as now widened, and runs back between lines, 169 feet on the north line and 174 feet on the south line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Richard C Bradley and wife, Martha B Bradley from Leland D Watts by deed dated 01/19/05 of record in Instrument # 20030506-0060034, said Register's Office.

This is improved property known as: 2603 Crestwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 24th day of OCTOBER, 2005.

Richard C. Bradley
RICHARD C BRADLEY

Martha B. Bradley
MARTHA B BRADLEY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C Bradley and Martha B Bradley with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 24th day of OCTOBER, 2005.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Chelly McMahan
Affiant

Subscribed and sworn to before me this 24th day of OCTOBER, 2005.

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/08