STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Subscribed and sworn to before me, this 18th day of November, 2005.

Pamela Maurer
Affiant

My Commission Expires: 11/13/09

Jennifer Quinn
Notary Public

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Benjamin P. Hardesty 294 Lawndale Drive Nashville, Tennessee 37211 MAP & PARCEL NO. 119-04-0/067.00	NEW OWNER Davidson County DEEDWARR Recvd: 11/28/05 16:08 2 pgs Fees:13.00 Taxes:514.30 20051128-0143208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Paul L. Bradley and wife Frances L. Bradley,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Benjamin P. Hardesty, ~~a/s/ihgld pérsdn~~, / Unmarried and Pat Hardesty, Unmarried, as Tenants in Common with right of survivorship
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 45 on the Plan of Glencliff Estates, Section Four, as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Said Lot No. 45 fronts 105 feet on the south side of Lawndale Drive, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Paul L. Bradley and wife, Frances L. Bradley by Warranty Deed from Ben H. Chrisman, Et Al, Trustees of Wingate Church Of Christ, dated November 14, 1962, and filed of record on November 19, 1962, in Book 3462, page 527, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 1835, PAGE 79; (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR

PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 294 Lawndale Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 18TH DAY OF NOVEMBER, 2005.

Paul L. Bradley

Paul L. Bradley

Frances L. Bradley

Frances L. Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2005, before me personally appeared Paul L. Bradley and wife Frances L. Bradley, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

JANICE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Janice L. Taylor

Notary Public

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WARRANTY DEED

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