Davidson County DEEDWARR
Recvd: 01/05/06 15:19 2 pgs
Fees:13.00 Taxes:1294.63

20060105-0001829

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN EMILY H. PROPHET *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires January 26, 2008	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$349,900.00.** Affiant Subscribed and sworn to before me, this the 30th day of December, 2005. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Bradley	**New Owner**	**Map 131-02, Parcel 124.00**
2006 Galbraith Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, I,

Erhan Berber, unmarried

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

David Bradley and *Velma Bradley and Vanessa England, an unmarried woman

*wife,

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:

Being Lot No. 21 of Block 1, on the Plan of Overton Hills Subdivision of record in Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to Erhan Berber by deed from Estate of Mary Lee Watson of record in Instrument No. 20051021-0127213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2006 Galbraith Drive, Nashville, TN 37215**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of December, 2005.

Erhan Berber BY DARREN CIOFFI ATTY-IN-FACT

Erhan Berber
By: Darren Cioffi
His Attorney-In-Fact

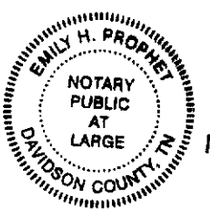
POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Darren Cioffi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Erhan Berber,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Erhan Berber**, the within named bargainor(s) by the said Darren Cioffi, as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **30th** day of **December, 2005.**

Notary Public

My Commission Expires:_____



EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008