Davidson County DEEDWARR
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Fees:13.00 Taxes:229.40
20060223-0021058

THIS INSTRUMENT PREPARED BY:
KNOXVILLE BUILDERS ESCROW, SERVICES, LLC
312 NANCY LYNN LANE
KNOXVILLE, TN 37919

Record Data Above

WARRANTY DEED

THIS DEED, made and entered into this the **January 11, 2006**, by and between **Sandra Marie Harding, unmarried and Evelyn M. Harding, unmarried**, hereinafter known as Party(ies) of the First Part, and **Dean Bradley, unmarried**, hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in the County of Davidson, State of Tennessee:

BEING Lot No. 37 on the Plan of D. D. Phillips' Silverdene Park Subdivision, as of record in Deed Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the northerly side of Silverdene Place, formerly Georgia Street and runs back between parallel lines with the westerly margin of Finn Street, 150 feet to an alley.

BEING the same property conveyed to Sandra Marie Harding with Evelyn M. Harding retaining a life estate by Quit Claim Deed from Evelyn M. Harding dated May 26, 1998 of record in Deed Book 10945, Page 425, in the Register's Office for Davidson County, Tennessee.

By signing this Warranty Deed, Evelyn M. Harding specifically releases the Life Estate granted in the previous deed of record.

The above legal description is the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record in the Register's Office for Shelby County, Tennessee.

Tax ID #: 082-12-0-250.00

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; theat the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

It is expressly agreed by the party hereto that all taxes for the year **2006** shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

Sandra Marie Harding

Sandra Marie Harding

Evelyn M. Harding

Evelyn M. Harding

STATE OF TENNESSEE:
COUNTY OF Davidson:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor **Sandra Marie Harding AND Evelyn M. Harding**, with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **01/11/06**.

JAMES H. WOODY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

My commission expires:
9/22/07

Notary Public

STATE OF TENNESSEE:
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$62000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **01/11/06**.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this **01/11/06**.

My commission expires:
9/22/07

Notary Public

JAMES H. WOODY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

NAME AND ADDRESS OF PROPERTY OWNER:
Dean Bradley
945 Silverdene Place
Nashville, TN 37206

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE