[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Charles J. Bradley	New Owner	Map 33
P.O. Box 361		Parcel 10
Pleasant View, TN 37146		26b 12539

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sarah M. Pepper, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Charles J. Bradley, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Parcel #209 of Pepper Subdivision of record in Book 6200, page 322, Register's Office for said County.

Said Parcel #209 fronts 104.28 feet on the north side of Campbell Road and runs back on the east line 235.00 feet and runs back on the west line which is a broken line 214.00 feet to a line in the rear which measures 107.42 feet thereon.

Being the same property conveyed to Sarah Pepper by Quitclaim Deed of record in Instrument Number 20040629-0076948, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Plat Book 6200, page 322, Book 1, page 100 and Book 58, page 47, said Register's Office.
3. Easement for Ingress/Egress of record in Book 6938, page 159, said Register's Office.

This is improved property commonly known as 1254 Campbell Road, Goodlettsville, TN 37072.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Davidson County DEEDWARR
Recvd: 03/15/06 09:52 2 pgs
Fees:13.00 Taxes:414.40

20060315-0029660

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of March , 2006.

Sarah Pepper

Sarah Pepper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sarah Pepper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of March, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009