This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 03/29/06 14:37 3 pgs
Fees:18.00 Taxes:599.40

20060329-0035771

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CAROL M. MAXWELL (FKA CAROL M. LEAL)**, hereinafter referred to as " Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL A. BRADLEY AND WIFE, CHRISTINE T. BRADLEY** hereinafter "Collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 252, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FOUR SEASONS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON PART OF TRACT I ON THE PLAN OF CLARK GOWER PROPERTY OF RECORD IN PLAT BOOK 5050, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO CAROL M. LEAL, UNMARRIED BY WARRANTY DEED OF GEORGE M. CHRISLU AND WIFE, MARILYN J. CHRISLU DATED APRIL 28, 1988 AND RECORDED MAY 4, 1989 IN BOOK 7534, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 131-5-B-252 CO

This property is known as: 252 Summit Ridge Drive, Nashville, TN 37215

Subject to Master Deed and by-Laws of record in Book 6841, Page 349, Book 6847,Page 122; Charter of HOA of record in Book 6855,Page 917, Book 8176,Page 697; Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 27th day of March 2006.

Grantor
Carol M. Maxwell, (FKA Carol M. Leal)

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of March, 2006 before me personally appeared Carol M. Maxwell (FKA Carol M. Leal) to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W Davis

Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Carol M. Maxwell (FKA Carol M. Leal)
411 Woodsman Court
Nashville, TN 37214

Grantee(s) Name, Address, phone:
Michael A. Bradley and Christine T. Bradley
252 Summit Ridge Drive
Nashville, TN 37215

SEND TAX STATEMENTS TO :
GRANTEE

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$162,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of March, 2006.

Affiant

CAROL M. MAXWELL
Type or Print Name

(Seal)

Notary Public

My commission expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

W DAVIS
Type or Print Name