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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br><br>BOX 50-B<br>PREPARED BY: RETURN TO:<br>BANKERS TITLE & ESCROW CORP<br>5107 MARYLAND WAY<br>STE. 115<br>BRENTWOOD, TN 37027 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **200,000.00**.<br>x [signature]<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY<br>March, 2006.<br>Janice H. Collins<br>Notary Public<br>MY COMMISSION EXPIRES: 11/14/09<br>(AFFIX SEAL)<br>JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bonnie Davis Needham | Century Lending Company | MAP 103-16-G |
| 4202 Harding Road, Unit 103 | 9920 Corporate Campus Dr. Ste. 3000 | PARCEL 103 |
| Nashville, TN 37205 | Louisville, KY 40233 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Deborah Milligan Dray and husband, Robert J. Dray, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bonnie Davis Needham, unmarried**

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:

Land in Davidson County, Tennessee, being Unit No. 103 of Brookfield Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed. Reference is hereby made to the Condominium Site Plan as shown on Exhibit "C" to the Master Deed of record in Book 6976, Pages 956-958, said Register's Office, for a more complete legal description of said Unit.

Being the same property conveyed to Deborah Milligan Dray, married by deed dated September 25, 2003, from Patricia Anne Richter, an unmarried woman of record in Instrument No. 200309300144233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4202 Harding Road, Unit 103, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hand(s) this the 31st day of March, 2006.

Davidson County DEEDWARR
Recvd: 04/10/06 09:33 2 pgs
Fees:13.00 Taxes:740.00
20060410-0040860

Deborah Milligan Dray

Deborah Milligan Dray

Robert J. Dray, Jr.

Robert J. Dray, Jr. by Deborah Milligan Dray, Attorney-in-Fact

By Deborah Milligan Dray, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Milligan Dray** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Milligan Dray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Robert J. Dray, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Robert J. Dray, Jr.**.

Witness my hand and official seal this the 31st day of March, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE