Davidson County DEEDWARR
Recvd: 06/26/06 14:11 2 pgs
Fees:13.00 Taxes:1531.80
20060626-0076076

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Travis Pardue
4619 Hessey Road
Mt. Juliet, TN 37122

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 124, PARCELS 11 &12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Turner Bradford, Jr. and wife, Betty Wilkes Bradford and Reba Bradford Duke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Travis Pardue and wife, Kristin Pardue,** 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:

TRACT ONE: A tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Beginning at a point in the center of Pugh Road 74-2/3 rods from the southeast corner of my farm; thence northerly 160 rods to a point in the northerly margin of my farm 74-2/3 rods from the northeast corner thereof; thence westerly 37-1/2 rods to the northwest corner of my property; thence with the westerly boundary of my property 160 rods to the center of Pugh Road; thence easterly 37-1/3 rods to the point of beginning containing 38-1/3 acres, more or less.

Included in the above description but excluded from this conveyance is the 2.54 acres of property conveyed to the United States of America in Book 3926, Page 636, Register's Office for Davidson County, Tennessee.

TRACT TWO: A 0.50 acre, more or less triangular tract or parcel of land in Davidson County, Tennessee, adjoining the southwesterly corner of Tract One described above and being shown on the Davidson County Tax Assessor's Map as Tax ID No. 19-124.00-0-012, bounded 225 feet, more or less on the northerly line, 420 feet, more or less on the easterly line, and 495 feet, more or less on the line along the curve of Pugh Road.

TRACT ONE:
Being part of the same property conveyed to J. T. Bradford by deed from E. C. Bradford as of record in Book 2158, Page 119, Register's Office, Davidson County, Tennessee. The said J . T. Bradford now being deceased and his wife, Marie M. Bradford is now deceased leaving said property to their 2 children, James Turner Bradford, Jr. and Reba Bradford Duke as the only heirs at law.
This is part of the same description as in previous deed.

TRACT TWO:

Being part of the same property conveyed to James Turner Bradford, Jr. and wife, Betty Wilkes Bradford by deed from Pauline McKinney Alexander and husband, Max P. Alexander as of record in Book 2647, Page 248, Register's Office for Davidson County, Tennessee.
This is part of the same description as in previous deed.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a easement of record in Book 10273, Page 365 and Greenbelt Application of record in Book 8855, Page 896, Register's Office, Davidson County, Tennessee.
This property is conveyed "As Is, Where Is".

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3315 Pugh Road Hermitage, TN 37076.**

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 hands this 23rd day of June, 2006.

James Turner Bradford, Jr.

Betty Wilkes Bradford

Reba Bradford Duke

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Turner Bradford, Jr. and wife, Betty Wilkes Bradford and Reba Bradford Duke, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12/1/07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $414,000.00.

Subscribed and sworn to before me this 23rd day of June, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/1/07

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.