STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June, 2006.

Notary Public
MY COMMISSION EXPIRES 3/20/10
File No. G6-0873D

Davidson County DEEDWARR
Recvd: 07/10/06 10:25 3 pgs
Fees:18.00 Taxes:194.99
20060710-0082248

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph W. Brady, an unmarried man (NAME)	Fifth Third Mortgage Company (NAME)	124-97
0 Pugh Road (STREET ADDRESS	336 Main Street (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	P.O. Box 11060 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Buford Jackson Steele and Dorothy Holman Steele, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Brady, an unmarried man** 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:

See Attached Exhibit "A", incorporated by reference herein.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 0 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. Whenever 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 my/our hand(s) this 29th day of June, 2006.

Buford Jackson Steele

Dorothy Holman Steele

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Buford Jackson Steele and Dorothy Holman Steele, husband and wife, the bargainor(s), with whom Iampersonally 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 29th day of June, 2006.

My Commission Expires: 3/20/10

MICHAEL L MOLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2006.

My Commission Expires:_____

_____
Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2006.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Land in the 2nd, formerly the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on an unrecorded survey prepared by John H. Wright, Surveyor, dated November 9, 1989 and revised November 6, 1990, described as follows to-wit:

Said Lot No. 1 ends at an iron pin in the northwest corner of said Lot and runs thence south 84 degrees 39 minutes 50 seconds East, 176.93 feet to a point; thence around a slight curve 78.66 feet to a point; thence south 58 degrees 59 minutes 58 seconds East, 57.46 feet to a point; thence on a slight curve 78.16 feet to an iron pin; thence south 29 degrees 55 minutes 39 seconds West, 643.81 feet to an iron pin; thence north 82 degrees 31 minutes 30 seconds West,163.50 feet to an iron pin; thence north 14 degrees 00 minutes 27 seconds East, 639.54 feet to the beginning and containing 3.725 acres, more or less.

Being the same property conveyed to Buford Jackson Steele and Dorothy Holman Steele, husband and wife, by Deed from Buford Jackson Steele, Maude Brady Yates, unmarried and Zelbard D. Brady, dated June 4, 1993, of Record in Book 8973, Page 220, Register's Office for Davidson County, Tennessee.