Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/13/06 11:36 2 pgs
Fees:13.00 Taxes:1973.95
20060713-0084443

W & I Ref:(_____) Title No: 48008
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald C. Richards Amy Richards 1480 Clairmont Place Nashville, Tennessee 37215	Countrywide Home Loans 3011 Armory Drive Suite 120 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 11712011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$533,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas L. Bradbury Jr. and spouse, Julie L. Mayo Bradbury**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald C. Richards and spouse, Amy Richards** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 of Block A on the Plan of Galecrest No. 2, Part of Noel's Lands of record in Book 843, page 30 Register's Office for said County.

Said Lot No. 22 of Block A fronts 100 feet on the northerly margin of Clairmont Place and extends back 174.5 feet on the westerly line and 158.5 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Julie L. Mayo and Thomas L. Bradbury, both unmarried, joint tenants with rights of survivorship by deed from Timothy R. Myers and wife, Arabella B. Myers of record in Doc. No. 20010411-0035696 dated April 10, 2001, Register's Office for said County. The said Julie L. Mayo is now known as Julie L. Mayo Bradbury.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843 Page 30, said Register's Office, which Plan shows a 35 foot minimum building setback line from Clairmont Place and an 8 foot easement for public utility purposes along the rear and westerly line(s). Restrictions contained in instruments of record in Book 1142, page 549, said Register's Office.

This is improved property, known as: 1480 Clairmont Place, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 2006.

Thomas L. Bradbury Jr.

Julie L. Mayo Bradbury

State of TENNESSEE

County of DAVIDSON

On this 10th day of July, 2006 , before me the undersigned authority, personally appeared Thomas L. Bradbury Jr. and Julie L. Mayo Bradbury , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $533,500.00

Affiant

Sworn and subscribed before me this the 10th day of July, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public