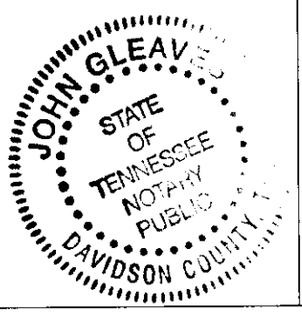
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$173,400.00~~ $174,900.00

Carrie Tesh

Affiant

Subscribed and sworn to me on August 15, 2006.

NOTARY PUBLIC

Exp- 7-24-10

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21888SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
J. Patrick Braddock Linda L. Braddock 2120 Brookview Drive Nashville, TN 37214	New Owner	84-10-75

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lee Wilder Jones and wife, Leslie Busby Jones, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto J. Patrick Braddock and wife, Linda L. Braddock, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Donelson Meadows, Section Two, of record in book 2133, pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Lee Wilder Jones and wife, Leslie Busby Jones, by Deed from Jayson Scott Tomlin and wife, Aurora M. Tomlin, of record as Instrument No. 20040617-0072037 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2133, pages 100 and 101, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2120 Brookview Drive, Nashville, TN 37214.

Davidson County DEEDWARR
Recvd: 08/18/06 10:44 2 pgs
Fees:13.00 Taxes:647.13
20060818-0102085

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on August 15, 2006.

Lee Wilder Jones

Lee Wilder Jones

Leslie Busby Jones

Leslie Busby Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 15, 2006, before me personally appeared Lee Wilder Jones and Leslie Busby Jones 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 that they executed the same as their free act and deed.

Witness my hand and official seal on August 15, 2006.

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: May 30, 2007