This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Tim Carver
203D East Cedar Street
Goodlettsville, TN 37072

MAP: 034-05-0
PARCEL: 085.00
GROUP:

Davidson County DEEDWARR
Recvd: 08/22/06 10:05 2 pgs
Fees:13.00 Taxes:251.60
20060822-0103275

WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2006 between

Dorothy V. Goostree Bradford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Tim Carver, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot 19 on the Plan of Bransford Realty Company's Alta Loma Subdivision as recorded in Plat Book 421, Page 44, of the Davidson County Register's Office, and being more particularly described by survey of Campbell Surveying Co., dated 6/19/81 as follows:

Beginning at a point in the new south margin of Alta Loma Drive, being the new northeast corner of this tract, thence in a westwardly direction along a curve to the left a distance of 54.80 feet to the northwest corner of this tract, thence in a southwardly direction along the west line of this tract a distance of 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the south line of this tract a distance of 50.00 feet, thence in a northwardly direction a distance of 227.20 feet to the point of beginning.

Being the same property conveyed to Gerald W. Bradford and wife, Dorothy V. Goostree Bradford by Quitclaim Deed from Gerald W. Bradford and Dorothy V. Bradford of record in Book 9266, Page 744, Register's Office for Davidson County, Tennessee. The said Gerald W. Bradford now being deceased, having died on 9/16/1996.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and

defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dorothy V Goostree Bradford
Dorothy V. Goostree Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy V. Goostree Bradford a widow the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 18th day of August, 2006.

Notary

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $68,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of August, 2006.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY