PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48068
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/01/06 12:28 2 pgs
Fees:13.00 Taxes:517.26
20060901-0108358

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| D. Michael Alfred<br>Shelly M. Alfred<br>302 Wessex Court<br>Nashville, Tennessee 37211 | Realty Mortgage Corporation<br>7000 Executive Center Drive<br>Ste 200<br>Brentwood, Tennessee 37027 |

**TAX MAP-PARCEL NUMBERS:** 16205002100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$139,800.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C. Scott Bradbary and spouse, Fran M. Bradbary**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **D. Michael Alfred and spouse, Shelly M. Alfred** 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. 62 on the Plan of Southwood of record in Book 2663, page 125 and 126 Register's Office for said County.

Said Lot No. 62 fronts 37.92 feet on the northerly margin of Wessex Court and extends back 175.69 feet on the westerly line and 236.68 feet on the broken easterly line to a dead line in the rear, measuring 116.47 feet thereon.

Being the same property conveyed to Charles S. Bradbary and wife, Fran M. Bradbary by deed from Mark D. Waldrop and wife, Rhonda K. Waldrop of record in Book 11716, page 60, Register's Office for Davidson County, Tennessee.

**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 2663 Pages 125 and 126, said Register's Office, which Plan shows a 30 foot minimum building setback line from Wessex Court and a 10 foot easement for public utility purposes along the rear and broken easterly lines of said lot; Restrictive Covenants of record in Book 2904, page 51, said Register's Office.

**This is improved property, known as: 302 Wessex Court, Nashville, Tennessee 37211**

**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 30th day of August, 2006.

C. Scott Bradbary

Fran M. Bradbary

**State of** TENNESSEE

**County of** DAVIDSON

On this 30th day of August, 2006 , before me the undersigned authority, personally appeared C. Scott Bradbary and Fran M. Bradbary , 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: _____

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 $139,800.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2006

My Commission Expires: _____

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

Notary Public