03

Resdty Title

Box 48-D

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN ,37205 ,
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 11/14/06 08:49 2 pgs
Fees:13.00 Taxes:2109.00

20061114-0140961

W & I Ref:(_____) Title No: 48301
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William H Braddy, III 1004 Estes Road Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 11608012900

WARRANTY DEED

$570,000.00

FOR AND IN CONSIDERATION of the sum of ~~$575,000.00~~ , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Graham and spouse, Tamara L. Graham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H Braddy, III** 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. 14 on the Plan of Woodmont Park Subdivision of record in Book 547, page 148 for said County.

Said Lot No. 14 fronts 100 feet on the easterly margin of Estes Avenue and extends back 200 feet to a dead line.

Being the same property conveyed to Andrew Graham and wife, Tamara L. Graham by deed from Lee M. Parkison and wife, Ellamarie Parkison of record in Book 8660, page 514, 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 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Page 148, said Register's Office. Easement to the City of Nashville for a storm drainage ditch of record Book 3467, page 410, said Register's Office. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3677, page 406, said Register's Office.

This is improved property, known as: 1004 Estes Rd., 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 31st day of October, 2006.

Andrew Graham

Tamara L. Graham

State of TENNESSEE

County of DAVIDSON

On this 31st day of October, 2006 , before me the undersigned authority, personally appeared Andrew Graham and Tamara L. Graham , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires JULY 21, 2007

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 ~~$570,000.00~~ $570,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2006

Notary Public

My Commission Expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY