Return to: First Title and Escrow Company, Inc
File Number 26103 Box 9B

Davidson County DEEDWARR
Recvd: 12/08/06 14:45 2 pgs
Fees:13.00 Taxes:1350.50
20061208-0152139

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me,

this 1 day of Dec., 2006.

Notary Public

My Commission Expires:_____

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Kent Marcus 111 32nd Avenue South Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Avenue North 7th Floor Nashville, Tennessee 37219	104-06-0-192.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Allison Bradley**, **Unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kent Marcus**, **Unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of ~~Bradford~~ Bransford Realty Company's West End Avenue ~~Plat~~ Place*, as of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee. *Place

Said Lot 14 fronts 50.0 feet on the westerly side of 32nd Avenue South and runs back between parallel lines measuring 150.0 feet to an alley.

Being the same property conveyed to Allison Bradley by Deed from Timothy G. Niarhos and wife, Frances Niarhos of record in Instrument No.20040315-0029397, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee.

This is improved property known as: 111 32nd Avenue South Nashville, TN 37212.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of December, 2006.

By: Allison S. Bradley

Allison Bradley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Allison Bradley, the 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 Nashville, Tennessee, on this 1st day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010