WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/07 13:56 2 pgs
Fees:13.00 Taxes:795.50

20070131-0012943

State of Tennessee
County of Davidson

File in Box 14-A
File No. 20367-1

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2007.

Notary Public

My commission expires: 5-22-06

(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Nicholas Bradley	**BANK OF AMERICA, N.A**	**082-16-0-B-104.00**
935 Russell Street	**9000 Southside Boulevard**	
Nashville, TN 37206	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Winifred G. Forrester and husband, Robert E. Kent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Bradley, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a certain Condominium apartment known as Unit 104, Russell Street Commons I, a Horizontal Property Regime, on the Plan of Russell Street Commons I, as of record in Book 6900, Page 13, also being part of Lot 1 of Aeby Subdivision III, as of record in Book 6250, Page 574, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Winifred G. Forrester and husband, Robert E. Kent, by Warranty Deed from Heirs at Law of Paul Gatlin Capps, deceased, Thomas J. Norman, Administrator, dated September 1, 2004, of record in Instrument No. 20040908-0108708, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Russell Street Condominiums, of record in Book 6928, Page 645, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (X) unimproved (____) property, known as: **935 Russell Street, Nashville, TN 37206**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand(s) this **26th** day of **January, 2007.**

Winifred G. Forrester

Robert E. Kent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Winifred G. Forrester and Robert E. Kent,** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2007.**

Angela J. Batson

Notary Public

My Commission Expires: 5-22-2006

ANGELA G. BATSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY