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: 02/06/07 13:57 2 pgs
Fees:13.00 Taxes:474.16
20070206-0015553

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref:(dm) Title No: 48416
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James R. Bradley Jr. Alesandra T. Bellos 5001 Indiana Ave. Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 09111022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$128,150.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carole Harrah, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Bradley Jr. and spouse, Alesandra T. Bellos** 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 Lots Nos. 902 and 904 of Block 126 on the plan of Plan No. 1 West Nashville as of record in Book 57, pages 74 and 75 and a portion of an abandoned street formerly 50th Avenue North, as abandoned by City Ordinance No. 7153 of Metropolitan Government of Nashville and Davidson County, Tennessee. Said lots and portion of abandoned street front 85 feet on the southerly margin of Indiana Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Sean Christopher Siple by deed from Donald W. Pylant, unmarried, of record in Document No. 20050414-0041701, said Register's Office. By Quitclaim Deed of record in Document No. 20051209-0148128 Register's Office for said County Sean Christopher Siple conveyed his interest in subject property to Carole Harrah.

Sean Christopher Siple, spouse of Carole Harrah, joins in this conveyance solely to convey any and all interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 57, Page 74 and 75 said Register's Office.

This is improved property, known as: 5001 Indiana Ave., Nashville, Tennessee 37209

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 29th day of January, 2007.

Carole Harrah
Carole Harrah

Sean Christopher Siple
Sean Christopher Siple

State of TENNESSEE

County of DAVIDSON

On this 29th day of January, 2007 , before me the undersigned authority, personally appeared Carole Harrah and Sean Christopher Siple, 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: _____

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

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $128,150.00

Affiant

Sworn and subscribed before me this the 29th day of January, 2007

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.