Davidson County DEEDWARR
Recvd: 03/27/07 08:56 2 pgs
Fees:13.00 Taxes:1054.13

20070327-0036351

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $284,900.00

Affiant

Subscribed and sworn to before me, this 20 day of March, 2007.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0702-34472

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles C. Bradley 1021 Edwin Warner Drive Nashville TN 37205	New Owner	129-08-0-038

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Albino Albanese and wife, Annamae Albanese, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles C. Bradley and wife, Amanda A. Bradley, hereinafter called the Grantees, their successors 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 Lot No. 25 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13 & 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albino Albanese and wife, Annamae Albanese by deed from Frederic J. Schrenger, dated April 19, 2004, recorded April 26, 2004, of record in Instrument No. 20040426-0046824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1021 Edwin Warner Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of March, 2007.

Albino Albanese

Annamae Albanese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Albino Albanese and Annamae Albanese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of March, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/22/2009

