RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/01/07 12:37 2 pgs
Fees:13.00 Taxes:1369.00
20070501-0051789

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $370,000.00

Subscribed and sworn before me this the 30th day of May, 2007.

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

(Affix Seal)

Affiant

Notary Public 03.22.2008

WARRANTY DEED

700187

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Randall D. Brady
1605 Linden Avenue
Nashville, TN 37212

Send tax bills to:
Wachovia Mortgage Corporation
1100 Corporate Center Drive
Raleigh, NC 27607

Map 104-16, Parcel 369

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mamie Irene McCoy Braden, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Randall J. Brady and Nancy J. Vye, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the easterly 12 foot Lot. 55 and the westerly 38 feet of Lot No. 56 on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County.

Said parts of Lot No. 55 and 56 front together 50 feet on the southerly said of Linden Avenue and run back between parallel lines 188 feet to an alley.

Being all of the property conveyed to Mamie Irene McCoy Braden by Final Decree of record in Book 5648, Page 557; dated 8/25/80; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1605 Linden Avenue, Nashville, TN, 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 30th day of April, 2007.

Mamie Irene McCoy Braden

Mamie Irene McCoy Braden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Mamie Irene McCoy Braden , , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2007.

My commission expires:_____

Notary Public



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010