This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $129,000.00

Affiant

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

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer L. Bruce 239 Graeme Drive Nashville, TN 37214	**1st Trust Bank for Savings** **P.O. Box 17257** **Memphis, TN 38187-0257**	95-2-48

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joy Rader Wills, Administratrix for the Estate of George Curtis Rader, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. Bruce, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Map of Donelson Hills Subdivision, as of record in Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

[redacted]

Being the same property conveyed to George Curtis Rader and wife, Helen D. Rader by deed from C. E. Elrod and wife, Elaine C. Elrod, dated December 2, 1955, of record in Book 2485, Page 169, said Register's Office.

The said Helen D. Rader having deceased on August 27, 2001 leaving George Curtis Rader, and the said George Curtis Rader having deceased on November 6, 2005. The estate of George Curtis Rader was probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket #: 06P-177. Persuant to the "Order Permitting Administratrix to List Real Porperty with Realty and Approving Sale" issued by The Honorable Randy Kennedy in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) dated November 17, 2006, Joy Rader Wills, as Admistratrix of the Estate of George Curtis Rader is signing this Warranty Deed to convey the property.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 239 Graeme Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of April, 2007.

Joy Rader Wills, Administratrix for the Estate of
George Curtis Rader

Davidson County DEEDWARR
Recvd: 05/08/07 09:21 2 pgs
Fees:13.00 Taxes:477.30
20070508-0055090

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joy Rader Willis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Joy Rader Willis to be the Administrator of the within named bargainor, an Estate, and that she, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Administrator by the said Decedent George Curry Rader as such Administrator.

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

My Commission Expires:
3.28.2010

Notary Public

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

J.R.W.