THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26355-03-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/23/07 13:49 2 pgs
Fees:13.00 Taxes:1406.00

20070523-0061616

WARRANTY DEED

Address New Owner: Jack G. Bradshaw, Jr., Trustee Ona Lee Bradshaw, Trustee Jamie Gray Bradshaw, Trustee 2708 Valley Brook Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116-12-0-A/012.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terence N. Fails, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack G. Bradshaw, Jr., Ona Lee Bradshaw and Jamie Gray Bradshaw, Co-Trustees of the Bradshaw Family Trust u/w/o Nancy Bullock Bradshaw, deceased** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3704 Estes Road, Unit M, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2007.

Terence N. Fails by Charles A. Daugherty

Terence N. Fails
By Charles A. Daugherty, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Daugherty,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for the said Terence N. Fails and is authorized by the said Terence N. Fails to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of May, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Phase IV Estes Glen of record in Plat Book 5060, page 78, Register's Office for said County, to which plan reference is being made for a more complete description, together with the appurtenant interest in the common elements of Estes Glen Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 4923, page 411, amended in Book 4927, page 793, and Book 5239, page 922, said Register's Office.

Being the same property conveyed to Terrence N. Fails, unmarried, by deed dated June 24, 2002 from Elizabeth M. Benz, unmarried,, of record in Instrument No. 20020627-0077785, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Estes Glen Residential Condominiums, of record in Book 4923, page 411, amended in Book 4927, page 793 and in Book 5239, page 922, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6897, page 681, and Book 7121, page 128, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5060, page 138, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5060, page 78, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 5202, page 388 and Book 5204, page 837, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 5229, page 478, Register's Office for Davidson County, Tennessee.