Davidson County DEEDWARR
Recvd: 05/30/07 08:33 2 pgs
Fees:13.00 Taxes:501.72

20070530-0063792

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF May, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McEwen Bratton, III 2316 Dundee Lane Nashville, TN 37214	New Owner	Map 73.11 Parcel 50

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bernist L. McMichen and Cassandra L. Stephens, husand and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James McEwen Bratton, III, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NUMBER 177 ON THE PLAN OF REVISION OF SECTION ONE, SUNSET VIEW, OF RECORD IN PLAT BOOK 2663 AT PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BERNIST L. MCMICHEN AND CASSANDRA L. STEPHENS, BOTH SINGLE PERSONS BY DEED FROM IMOGENE WEBB, A WIDOW, DATED OCTOBER 12, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011103-0120276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2492, Page 307, Book 2492, Page 631, and in Book 2706, Page 333, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2316 Dundee Lane, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; 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 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 our hand(s) this 18 day of May, 2007.

Bernist L. McMichen

Cassandra L. Stephens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bernist L. McMichen and Cassandra L. Stephens, husband and wife, with whom I am personally acquainted, (or who 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, at office, this 18th day of May, 2007.

Donna C. Pirtle
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076