THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

FROM: **LOUISE M. CONQUEST, PATRICIA C. JOHNSON and LINDA KAY WEST**

TO: **BETTY R. BRADEN**

Davidson County DEEDWARR
Recvd: 08/03/07 10:05 6 pgs
Fees:33.00 Taxes:771.45
20070803-0092468

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.**
Betty R. Braden 113 Newson Green, Unit 188 Nashville, Tennessee 37221	Bank of America ~~Santo~~ P.O. Box 1675 Coraopolis, PA 15108	142-7-C-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $208,500.00.

Linda Kay West
Affiant

Subscribed and sworn to before me this 30th day of July, 2007.

GERALD A. SMITH, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1-10-10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand Five Hundred and No/100 Dollars ($208,500.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LOUISE M. CONQUEST, PATRICIA C. JOHNSON and LINDA KAY WEST** (herein called the **GRANTORS**), have this day bargained and sold, and by these presents do transfer and convey unto **BETTY R. BRADEN** (herein called the **GRANTEE**), all of the **GRANTORS'** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described in Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her successors and assigns forever. **GRANTORS** do covenant that they are lawfully seized and possessed of said real property, in fee simple, have good right to convey said real property, and that the same is unencumbered, except as set forth on Exhibit B hereto.

GRANTORS PATRICIA C. JOHNSON and LINDA KAY WEST further covenant for themselves individually and their respective spouses that they have not resided in the real property being sold and transferred hereunder as a married couple.

GRANTORS further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, her successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, GRANTORS have executed this General Warranty Deed on this 30th day of July, 2007.

Louise M. Conquest

LOUISE M. CONQUEST, who joins in the execution of this General Warranty Deed to convey her life estate in the property.

Patricia C. Johnson

PATRICIA C. JOHNSON, who joins in the execution of this General Warranty Deed to convey her undivided one-half remainder interest in the property.

Linda Kay West

LINDA KAY WEST, who joins in the execution of this General Warranty Deed to convey her undivided one-half remainder interest in the property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LOUISE M. CONQUEST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 30th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1-10-10

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PATRICIA C. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in BRENTWOOD, Tennessee, this the 30th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 1-10-10

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LINDA KAY WEST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this the 30th day of July, 2007.

NOTARY PUBLIC

GERALDINE A. SMITH NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-10-10

EXHIBIT A

PROPERTY DESCRIPTION

BEING Unit No. 88 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Deed Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said Unit;

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

BEING the same property which was conveyed to Raymond H. Conquest in a deed of record in Book 9585, page 12, said Register's Office. Raymond H. Conquest died in 2001. In his Last Will and Testament, he gave a life estate in the property to his wife, Louise M. Conquest, and the remainder to his daughters, Patricia C. Johnson and Linda Kay West;

FURTHER BEING the same property conveyed to Linda Kay West, by Quitclaim Deed of Undivided One-Half of Remainder Interest from Patricia C. Johnson, dated December 22, 2003, and recorded January 21, 2005, at 4:23 p.m., Instrument No. 20050121-0008180, said Register's Office.

FURTHER BEING the same property conveyed to Patricia C. Johnson, by Quitclaim Deed of Undivided One-Half of Remainder Interest from Linda Kay West, recorded 8-3, 2007, Instrument No. 20070803009246 7, said Register's Office.

THIS property is known as 113 Newson Green (Unit No. 88) Nashville, TN 37221.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2007 and following, a lien not yet due and payable.

2. Subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated.

3. All matters as set forth per Plat of record in Book 6900, page 24, Register's Office for Davidson County, Tennessee.

4. Easement for Harpeth Valley Utility District of record in Deed Book 5374, page 511, said Register's Office.

5. Easement for Drainage of record in Deed Book 5407, page 643, said Register's Office.

6. Easement for Sewer Ingress/Egress of record in Book 6483, page 907, said Register's Office.

7. Master Deed of Record in Deed Book 7184, page 44, amended in Deed Book 7482, page 312, said Register's Office.

8. By-Laws of record in Deed Book 7184, page 71, said Register's Office.