07-08-040K

WARRANTY DEED

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/3/11

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02371 BRATTON CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Samuel E. Bratton	same	146-11-19.00
5054 Regent Drive		
Nashville, TN 37220		

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

RYAN N. PEARMAN, AND WIFE, ASHLELY PEARMAN AND CHARLES I. PEARMAN, AND WIFE, BEVERLY P. PEARMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SAMUEL E. BRATTON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5054 Regent Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 7th day of September, 2007.

Ryan N. Pearman by Beverly P. Pearman, attorney-in-fact
Ryan N. Pearman by Beverly P. Pearman, attorney-in-fact

Ashley Pearman by Beverly P. Pearman, attorney-in-fact
Ashley Pearman by Beverly P. Pearman, attorney-in-fact

Charles I. Pearman
Charles I. Pearman

Beverly P. Pearman
Beverly P. Pearman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 7th day of September, 2007, before me personally appeared Beverly P Pearman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan N. Pearman and Ashley Pearman and acknowledged that she executed the same as the free act and deed of said Ryan N. Pearman and Ashley Pearman.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/10/07 13:10 2 pgs
Fees:13.00 Taxes:832.50
20070910-0108329

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 20, SECTION ONE, REVISED CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 1835, Pages 122, 123 and 124, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan N. Pearman, unmarried and Charles I. Pearman and wife, Beverly P. Pearman by Warranty Deed from Zlatko Vujic and wife, Jasminka Vujic, recorded on the 9th day of August, 2004 in Instrument No. 20040809-0095568, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Ryan N. Pearman and Ashlely Pearman, pursuant to a power of attorney executed by the same on the 08/31/2007, and being filed for in Instrument # 20070910-0108328, (*) Register's Office for Davidson County, Tennessee.

(*) and of record in Instrument No. 20070910-0108327, recorded simultaneously herewith.

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, Beverly P Pearman and Charles I. Pearman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of September, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEBBIE LES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON