1BW

Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2007. (Affix Seal) Notary Public My Commission Expires: 10/29/2010
SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064 **WARRANTY DEED** Preparer's File #-07I0517	

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Bryant and Ashley Bryant 302 S 15th Street Nashville, Tennessee 37206	New Owner	83-13-308

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JASON MINOR AND BRADLEY DICKENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANDREW W. BRYANT AND WIFE, ASHLEY J. BRYANT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, L.T. Stevens Subdivision of Lots 110, 111, 112, 113, 114, 133, 134, 135 of Lindsley Home Place, as shown on plat of record in Plat Book 547, page 101, in the Register's Office, Davidson County, Tennessee, to which plat refereence is hereby made for a more particular description of said property.

Being the same property conveyed to Jason Minor and Bradley Dickens, both married men as Tenants in Common by deed from Gary C. Baker, unmarried of record in Instrument No. 20070223-0022701, filed on 02-23-07, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **302 S 15th Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 ~~my~~/our hand(s) this **28th** day of **September, ~~2007~~**.

Jason Minor

Bradley Dickens

Davidson County DEEDWARR
Recvd: 10/03/07 12:31 1 pgs
Fees:13.00 Taxes:814.00
20071003-0117927

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 JASON MINOR AND BRADLEY DICKENS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of September, 2007.

My Commission Expires: 6/29/2010

Notary Public

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON