WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-14-2008
(AFFIX SEAL)

Mail to:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence McCarthy and R. Irene McCarthy	Lawrence McCarthy	085120A04700C0
(NAME)	(NAME)	
3225 River Walk Dr.	3225 River Walk Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville, TN 37214	2007-0726
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Victor M. Bradley and Regina G. Bradley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence McCarthy and R. Irene McCarthy, husband and wife,** 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 No. 41 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two, of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victor M. Bradley and Regina G. Bradley, husband and wife, by warranty deed of Fox Ridge Homes, Inc. of record in Book 11742, page 709, said Register's Office, dated 11/12/99.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Restrictive covenants contained in instrument of record in Book 9280, page 334, said Register's Office. All matters appearing on the Plan of record in Plat Book 9700, page 689, said Register's Office.

This property, known as 3225 River Walk Drive, 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.

Davidson County DEEDWARR
Recvd: 11/19/07 11:53 2 pgs
Fees:13.00 Taxes:851.00
20071119-0135142

Witness my/our hand(s) this 15TH DAY OF NOVEMBER, 2007.

Victor M. Bradley

Regina G. Bradley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor M. Bradley and Regina G. Bradley husband and wife, with whom I am personally acquainted (or provided 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 and official seal, this the 15th day of November, 2007.

Notary Public

My Commission Expires: 06/14/08

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds