RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45578 FILE BOX "7"

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nick S. Bradley | SAME AS NEW OWNER | 50-14-133 |
| 908 Wilson Pike | | |
| Brentwood, TN 37027-6715 | | |
| | | |

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, I/WE,

**J. T. Murphree and wife, Winifred Murphree**

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

**Nick S. Bradley**

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:

**LAND in Davidson County, Tennessee, being Lot No. 355 on the plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for said County, to which said plan reference is made for a complete legal description.**

**BEING the same property conveyed to J. T. Murphree and wife, Winifred Murphree by deed from Stephen F. Meade and wife, Sandra J. Meade of record in Book 8001, page 321, Register's Office for Davidson County, Tennessee.**

**This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.**

**Power of Attorney authorizing Terry Murphree to sign on behalf of Grantors is of record in Instrument Number 20071114-0133602 and 20071114-0133603, Register's Office for Davidson County, Tennessee.**

Davidson County DEEDWARR
Recvd: 01/03/08 11:28 2 pgs
Fees:13.00 Taxes:148.00
20080103-0000634

Unimproved ( )
This is improved ( X) property known as 3228 Spears Road, Nashville, TN 37207

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 my/our hand(s) this 20th day of December, 2007

J. T. Murphree by John Terry Murphree, Atty. in Fact.

Winifred Murphree by John Terry Murphree, Atty. in Fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of December, 2007, personally appeared Terry Murphree to me known to be the person who executed the foregoing instrument on behalf of J. T. Murphree and wife, Winifred Murphree as Attorney in Fact, and acknowledged that Terry Murphree executed the same as the free act and deed of the said J. T. Murphree and wife, Winifred Murphree.

Witness my hand and official seal this 20th day of December, 2007.

Notary Public

My Commission Expires: 7/24/2010

