PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2007, by and between MICHAEL TOWLES, UNMARRIED, hereinafter called Grantor, and DEBORAH WHEELER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MICHAEL TOWLES, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DEBORAH WHEELER, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 605 BRADFORD HILLS COURT, NASHVILLE, TENNESSEE 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Michael Towles

MICHAEL TOWLES
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 01/24/08 10:01 3 pgs
Fees:18.00 Taxes:847.30

20080124-0007474

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL TOWLES, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30th day of July, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 28, 2008

Name and Address of Property Owner:

DEBORAH WHEELER
605 Bradford Hills Ct
Nashville TN 37211

Property Address:

605 BRADFORD HILLS COURT, NASHVILLE, TENNESSEE 37211

Person Responsible for Taxes:

Deborah Wheeler
605 Bradford Hills Court
Nashville, TN 37211

Map & Parcel #: MAP 172-12 A, PARCEL 43.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$229000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of July, 2007.

Notary Public

My Commission Expires: 5/24/08

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-420J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Section One, Bradford Hills, of record in Book 7900, page 6, as amended in Book 7900, pages 110, 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to MICHAEL TOWLES, by Warranty Deed from William H. Burke and wife, Linda D. Burke, of record in Instrument Number 20061020-0130508, Register's Office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 172-12 A, PARCEL 43.00 CO).
2. All matters as set forth on the Plat of record in Book 7900, page 6 and amended in Book 7900, pages 110, 111 and 112, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Deed of Conveyance of record in Book 8377, page 769 and Deed of Conveyance of record in Book 8377, page 808, Register's Office for DAVIDSON County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One, a Residential Planned Unit Development, of record in Book 8069, page 170, Register's Office for DAVIDSON County, Tennessee.

5. By-laws of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 531, said Register's Office.

6. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, Register's Office for DAVIDSON County, Tennessee.

7. Quitclaim Deed for common areas to Bradford Hills Homeowner's Association of record in Book 8154, page 304, Register's Office for DAVIDSON County, Tennessee.