Notary Seal present,
but could not be reproduced.

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,600.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2008.

Notary Public
My commission expires: 11-29-2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

05-0712-63971

Address of New Owner:	Send Tax Bills to:	Tax Information
Robin L. Bradshaw	Taylor, Bean Whitaker	63-02-0-066.00
1423 Mohawk Trail	1417 N. Magnolia Ave	
Madison TN 37115	Ocala, FL 34475	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ewing Page Bullion and wife, April Dawn Bullion**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robin L. Bradshaw and wife, Myron K. Bradshaw**, hereinafter called the Grantees, their successors 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. 57, on the Plan of Nawakwa Hills Powwow Addition, Section 2, of record in Book 974, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ewing Page Bullion and wife, April Dawn Bullion by deed from David M. Sanders and wife, Jennifer L. Sanders, dated April 29, 2005, recorded May 2, 2005, of record in Book , Page Instrument No. 20050502-0048724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1423 Mohawk Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 02/04/08 12:42 2 pgs
Fees:13.00 Taxes:464.72
20080204-0011421

WITNESS my hand this 22nd day of January, 2008.

Ewing Page Bullion

April Dawn Bullion

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ewing Page Bullion and April Dawn Bullion**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of January, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010