This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

Davidson County DEEDWARR
Recvd: 02/25/08 15:33 2 pgs
Fees:13.00 Taxes:813.63
20080225-0018422

ADDRESS NEW OWNER:
Shyryllya Bradley
4852 Myra Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Center Drive
Franklin, TN 37067

Map & Parcel # 87.09-079.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Randall Hunley, hereinafter called the **Grantor**, does hereby convey unto **Shyryllya Bradley, a married woman,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot. No. 24 on the Plan of New Hope Estate, Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Randall Hunley, married by Warranty Deed of record in Instrument No. 20080225 00184 21 **said Register's Office.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This property has never been the marital residence of the Grantor herein.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4852 Myra Drive, Hermitage, TN 37076.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 31st day of January, 2008.

Randall Hunley

State of Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Randall Hunley, known to me to be the persons whose name are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of January, 2008.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

Sworn and subscribed before me on 1/31/2008.

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY