WARRANTY DEED

THIS INDENTURE, made and entered into this 2 day of May, 2008, by and between **MARCIA J. BRACKFIELD, AN UNMARRIED PERSON** party of the first part, and Third Group, LLC party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 750 on the PLAN OF SOMERSET PHASE 4 of record in Plat Book 7900, Page 978 and 979, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Quitclaim Deed recorded in Instrument No. 20041215-0149023 and Warranty Deed recorded in Instrument No. 20000523-0051515 in the Register's Office for Davidson County, Tennessee. John J. O'Donnell, III died on January 9, 2007 leaving Marcia J. Brackfield as surviving tenant.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 7900, Page 978 and 979; Covenants, Conditions, and Restrictions as set forth in Deed recorded in Book 7900, Page 978, Book 7619, Page 647 and Book 7776, Page 826; Terms and provisions of By-Laws recorded in Book 7619, Page650, Book 7619, Page 679 and Book 9647, Page 472; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Marcia J. Brackfield

MARCIA J. BRACKFIELD

Davidson County DEEDWARR
Recvd: 05/16/08 11:18 3 pg
Fees:18.00 Taxes:660.45

20080516-0050541

STATE OF Tenn

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **MARCIA J. BRACKFIELD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11 day of October, 2007.

Robin Presnell Evans
Notary Public

My commission expires:
04/03/11

ROBIN PRESNELL EVANS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this _____ day of _____, 2007.

_____
Notary Public

My commission expires:

_____

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 178,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy C. Schleier
Affiant

Subscribed and sworn to before me this the 2 day of May, ~~2007~~ 2008.

Daphne Barnes
Notary Public

My commission expires:
5/24/09

DAPHNE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

6361 Mt. View Road
Antioch, TN 37013

MAIL TAX NOTICES TO:

223 Bluegrass Circle
Lebanon, TN 37090-223

NAME AND ADDRESS OF PROPERTY OWNERS:

Third Group, LLC
223 Bluegrass Circle
Lebanon, TN 37090-223

TAX PARCEL NO.: 150120A08900CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To: