WARRANTY DEED

REBEKAH J. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008.

Rebekah J. Simmons
Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

G-FCP-08-3620

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bradbury	NEW OWNER	
3620 Westbrook Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-5-218

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM ZACKERT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID BRADBURY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 5 FEET OF LOT NO. 492 AND THE WESTERLY 45 FEET OF LOT NO. 493 ON THE PLAN OF RICHLAND REALTY COMPANY, DIVISION C, OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NOS. 492 AND 493 ADJOIN AND FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF WESTBROOK AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 206 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 203 FEET, MORE OR LESS, ON THE WESTERLY LINE, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ZACKERT AND WIFE, BARBARA ZACKERT BY WARRANTY DEED FROM FIXX UP, INC., RECORDED ON THE 11TH DAY OF MAY, 1992 IN BOOK 8623, PAGE 150, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BARBARA ZACKERT HAVING SINCE DIED LEAVING WILLIAM ZACKERT AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3620 Westbrook Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 06/06/08 15:15 2 pg
Fees:13.00 Taxes:1406.00
20080606-0058501

Witness my/our hand(s) this 30th day of May, 2008.

William Zackert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Zackert , 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Record and Return to:
CLG Title and Escrow Services, LLC
1104 Fatherland St, Ste. 6
Nashville TN 37206