PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 02/23/09 12:41 2 pgs
Fees:13.00 Taxes:1591.00
20090223-0015542

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49765
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Michael Bracken Jr. 104 Sheffield Court Nashville, Tennessee 37215	same

TAX MAP-PARCEL NUMBERS: 131090B00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold D. Edwards and spouse, Patricia L. Edwards,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Michael Bracken, Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County Tennessee, being Unit No. 8 of Sheffield Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 474, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Harold D. Edwards and spouse, Patricia L. Edwards by warranty deed from Sam L. Cook, III and spouse, Mildred J. Cook, dated Oct. 16, 1998 and recorded on Oct. 21, 1998 of record in Book 11164, page 111, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 474, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5996, page 812, Book 5996, page 818, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 104 Sheffield Court, Nashville, Tennessee 37215

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 seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 19th day of February, 2009.

Harold D. Edwards

Patricia L. Edwards

State of TENNESSEE
County of DAVIDSON

On this 19th day of February, 2009 , before me the undersigned authority, personally appeared Harold D. Edwards and Patricia L. Edwards , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $430,000.00

Judith K. Brackan
Affiant

Sworn and subscribed before me this the 19th day of February, 2009

My Commission Expires: My Commission Expires May 2, 2011

Notary Public