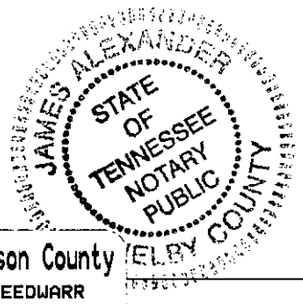
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,000.00.

Affiant

Subscribed and sworn to me on September 24 2009.

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 17, 2010

BILL GARRETT, Davidson County
Trans:T20090066333 DEEDWARR
Recvd: 09/29/09 15:14 2 pgs
Fees:13.00 Taxes:566.10
20090929-0090492

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katlin N. Bradley 526 Rosedale Avenue Nashville, TN 37211	New Owner	118-04-0-033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BENJAMIN VAN O'DELL**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **KATLIN N. BRADLEY, unmarried and RONALD D. BRADLEY and wife, DENISE BRADLEY,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of the southeast part of the J.W. Russwurm Property, on Rose Avenue as shown on a copy of a survey thereof made May 16, 1941, by Blanchard and Parrish, Engineers, and described as follows:

Beginning at a point in the northerly margin of Rose Avenue 488.7 feet west of Gladstone Avenue, the common corner of lot numbers 8 and 9; thence with the line between said lots northerly 208.8 feet to an iron pin; thence westerly 60 feet to an iron pin, the common corner of lot numbers 9 and 10; thence with the line between said lots southerly 207.5 feet to the northerly margin of Rose Avenue; thence with the margin of the same easterly 60 feet to the point of beginning.

Being the same property conveyed to Benjamin Van O'Dell, from Kevin B. Crampton and wife, Jennifer McCarter Crampton, by Warranty Deed dated January 7, 1993 and recorded in Book 8835, Page 304, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Map of the Southeast Part of the J. W. Russwurm Property, on Rose Avenue, as shown on an unrecorded survey made May 16, 1941 by Blanchard and Parrish, Engineers; and
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, Page 132, Register's Office for Davidson County, Tennessee; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 526 Rosedale Avenue, Nashville, Tennessee 37211.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on September 24, 2009.

Benjamin Van O'Dell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 24, 2009, before me personally appeared Benjamin Van O'Dell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 24, 2009.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON