This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20100057459 DEEDWARR
Recvd: 09/13/10 14:44 3 pgs
Fees:18.00 Taxes:869.50
20100913-0072747

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BRINCE R. WILFORD, A SINGLE PERSON,** hereinafter referred to as "Grantor(s)", have this day bargained and sold, and by these present do hereby transfer and convey unto **JOHN BRANDON AND WIFE, RITA BRANDON** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4302 on the plan of Ashley Park Condominiums, as shown as Exhibit "B" to the Master Deed, of record in Book 7128, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to BRINCE R. WILFORD by Deed from FRED J. HOOPER AND SPOUSE, EULA G. HOOPER, dated 08/28/1993 and filed for record on 09/01/1993 in Book 9066, Page 261, Register's Office for DAVIDSON County, Tennessee.

Map & Parcel: 116030G00600CO

This property is known as: 4302 Ashley Park Dr., Nashville, TN 37205-2138

SUBJECT to Covenants, Conditions and Restrictions as set forth in Book 11154, Page 822, Register's Office for Davidson County, Tennessee.

SUBJECT to Master Deed of record in Book 7128, Page 29, Register's Office for Davidson County, Tennessee

SUBJECT to By-Laws of record in Instrument 200708020091819, Register's Office for Davidson County, Tennessee

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor(s) are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 8th day of September, 2010.

Brince R. Wilford, Grantor

Holly Wilford, Grantor

Holly Wilford, wife of Brince R. Wilford, joins herein for the purpose of conveying and rights title or interest she may have in the herein described property by virtue of her marriage to Brince R. Wilford.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brince R. Wilford and Holly Wilford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of September, 2010.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires:
March 3, 2014

LISA KAY RIGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
John & Rita Brandon	City Life Lending Group
4302 Ashley Park Dr.	124 Suburban Road, 1st Floor
Nashville, TN 37205-2138	Knoxville, TN 37923-5588

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$235,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of September, 2010.

Affiant

Brince Wilford
Type or Print Name

(Seal)

Lisa Kay Riggin
Notary Public

My commission expires:

My Commission Expires: March 3, 2014

Lisa Kay Riggin
Type or Print Name

LISA KAY RIGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY