FORM NO. WD-1

BOOK 6701 PAGE 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Derby Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 1985

E B Edwards
Notary Public

MY ~~COMMISSION EXPIRES~~: ~~(AFFIX SEAL)~~ Dep Reg.

THIS INSTRUMENT WAS PREPARED BY
Derby Cheatham, 43 Music Square West, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Robert Anthony Branch (NAME)	Same (NAME)	Map 130-07
3905 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 106
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ELLEN W. EDWARDS

HEREINAFTER CALLED THE GRANTOR, ~~HAVE~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. ROBERT ANTHONY BRANCH and wife, JOAN MARY BRANCH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Sharber's Hardin Place Subdivision, not of record, and part of Brighton Avenue, shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, which said Avenue was closed by instrument of record in Book 1394, page 224, said Register's Office, and described according to a survey made by Hal R. Swann, Jr., dated July 18, 1964, as follows:

Beginning at a point in the southerly margin of Trimble Road, at the corner of lots Nos. 19 and 20; thence with the line between said lots, southerly 324 feet more or less to an iron pin in a fence line; thence with said fence, westerly 120 feet, more or less to a point in the said Brighton Avenue, now closed; thence northerly and parallel to the lines of Brighton Avenue, 310.5 feet, more or less to an iron pin in the southerly margin of Trimble Road; thence with the margin of said road, north 82° 19' east 104 feet more or less to the point of beginning.

Being the same property conveyed to Mrs. Ellen W. Levy, who is one and the same person now known as Ellen W. Edwards, the grantor herein, by deed from Hugh P. Hobbs, III, and wife, Yvonne Horton Hobbs, dated May 1, 1972, and recorded at Book 4597, page 492, in the Register's Office for said County.

11/26/85 CHECK 3400

This is ( ) unimproved (X) property, known as 3905 Trimble Road, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 4th day of November, 1985

Ellen W. Edwards
ELLEN W. EDWARDS

BOOK 6701 PAGE 301

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy K. Burr, a Notary Public in and for said County and State, the within named ELLEN W. EDWARDS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of November, 1985.

Commission Expires My Commission Expires Jan. 19, 1986

Nancy K. Burr
Notary Public

NANCY K. BURR NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires: _____

WARRANTY DEED

FROM

ELLEN W. EDWARDS

TO

DR. ROBERT ANTHONY BRANCH and wife, JOAN MARY BRANCH

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

This instrument was acknowledged before me this the 4th day of November, 1985, by ELLEN W. EDWARDS, known to me to be the person named in and who executed said instrument, and who acknowledged that she executed said instrument for the purpose and consideration therein expressed.

Given under my hand and seal, this the 4th day of November 1985.

NOTARY PUBLIC

NANCY K. BURR NOTARY PUBLIC DAVIDSON COUNTY, TENN. (Seal)

My Commission Expires: My Commission Expires Jan. 12, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6701 PAGE 302

RECEIVED OF

FOR

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150[illegible].00- [illegible],
390.00 CSTAX
.50 PRFE
6.00 [illegible]
CHECK 396.50-
3400A11/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50254

IDENTIFICATION REFERENCE

Nov 4 12 30 PM '85

[illegible]

No. 188693