THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261979

WARRANTY DEED BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard D. Brannom, Sr., (NAME)	SAME (NAME)	MAP 43-13
1409 Brannom Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 59
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 8186 PAGE 576

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Leonard D. Brannom, Sr., and wife, Dorothy S. Brannom and Susan B. Christian and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Leonard D. Brannom, Sr., and wife, Dorothy S. Brannom and Susan B. Christian have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $53,000.00 secured by deed of trust ofrrecord in Book 7097, page 266, Register's Office for Davidson County, Tennessee.

Leonard D. Brannom and wife, Dorothy S. Brannom, a one-half undivided interest, and Michael W. Christian and Susan Ann Christian, a one-half undivided interest *have this day bargained and sold, and do hereby transfer and convey unto the said* Leonard D. Brannom, and wife, Dorothy S. Brannom, a 1/2 undivided interest and Susan B. Christian, a 1/2 undivided interes *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidsun County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 55 and 56, Block B, in the Forest Park Subdivision, Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 55 and 56 above referred, each front 50 feet on the South side of Old Hickory Boulevard Road and each run back between parallel lines, 150 feet, to a dead line.

Being the same property conveyed to Leonard D. Brannom and wife, Dorothy S. Brannom, a one-half undivided interest, and Michael W. Christian and wife, Susan Ann Christian, a one-half undivided interest, by deed from Irene Williams, widow, of record in Book 6335, page 56, Register's Office of Davidson County, Tennessee, the said Michael W. Christian and Susan Ann Christian having since divorced.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me this the 29th *day of* August, 90

My commission expires: 1-23-93 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 252 E. Old Hickory Blvd., Madison, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 29th *day of* August, *19*90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard D. Brannom

Dorothy S. Brannom

Michael W. Christian

Susan Ann Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Leonard D. Brannom, Dorothy S. Brannom, and Michael W. Christian and Susan Ann Christian, *the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* August, *19* 90

Cynthia O'Neal
Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared LEONARD D. BRANNOM, SR., to me known, (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of SUSAN ANN CHRISTIAN, and acknowledged that he executed the same as the free act and deed of the said SUSAN BRANNOM CHRISTIAN.

Witness me hand and seal at Nashville, Tennessee, this the 29TH day of AUGUST, 1990.

_____
Notary Public

My Commission Expires: _____

WARRANTY DEED

FROM

TO

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

205.00

FEE 2 MISSION RECORDED
DAVIDSON COUNTY, TN.

AUG 31 11 21 AM '90

IDENTIFICATION

5 4 0 2 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	6.00
TOTAL	205.00
CHECK	205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 24 0001 5380

54023

IDENTIFICATION REFERENCE

AUG 31 11 21 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 351756