BOX 52

WARRANTY DEED

BOOK 11433 PG. 964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 99

[signature]
Notary Public

MY COMMISSION EXPIRES 12/5/01
(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Branham (NAME)	First Union Mortgage Corporation (NAME)	83-10-66
410 Lockland (ADDRESS)	4300 Six Forks Road (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	

FOR AND 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, Bryan, Ward & Ellmore, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Branham and wife, Ellen F. Branham

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 Lots No. 174 and 175 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

~~Being the same property conveyed to by deed from of record in Book page Register's Office for Davidson County, Tennessee~~

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to Bryan, Ward & Elmore, Inc. by deed from Benjamin G. Underwood, Sr. and wife, Juanita S. Underwood of record in Book 6802, page 621, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 410 Lockland, Nashville, Tennessee 37206
(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 2nd day of April 19 99

Bryan, Ward & Ellmore, Inc.
By: [signature]
W. Allen Bryan, III, President

04/15 0101 03CHECK 194.15

99 APR 15 PM 3:34
BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

05/4822
IDENTIFY REFERENCE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W. Allen Bryan, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Bryan, Ward & Ellmore, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W. Allen Bryan, III as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 2nd day of April 1999.

My commission expires 2/3/02

W. Brad Lehman
Notary Public

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11433 PG. 966

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0574822

IDENTIFICATION REFERENCE

99 APR 15 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	49500.00
CON TX	183.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	194.15
CHECK	194.15

04/15/99 01 15:36 0001 3147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452115