273

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Samuel E. Branch Pauline P. Branch 3601 Green Garden Court Antioch, TN 37013	Union Planters Bank, National Association Attn: Tax Dept. 7130 Goodlett Farms Parkway Cordova, TN 38016	MAP and PARCEL 150-7 364

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert A. Washington and Celia M. Washington, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Samuel E. Branch and Pauline P. Branch, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 357 on the Plan of Towne Village of The Country, Section 4-A, of record in Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert A. Washington and wife, Celia M. Washington, by Warranty Deed dated February 11, 1994, from Donice K. Billingsley of record in Book 9255, Page 935, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3601 Green Garden Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 6250, Pages 20 and 21, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 6304, Page 985, said Register's Office; (4) Deeds of Conveyance of record in Book 6631, Page 112; Book 5644, Page 667; and in Book 5866, Page 45, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/22/02 08:15 2pgs
Fees:13.00 Taxes:434.75
20020122-0008133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $117,500.00

Samuel E. Branch
Affiant

Subscribed and sworn before me this 18th day of January, 2002.

Notary Public

My Commission Expires: 3/23/2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **January, 2002.**

Robert A. Washington

Celia M. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Robert A. Washington and Celia M. Washington, husband and wife** , with whom I am personally acquainted, or who 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 office this **18th** day of **January, 2002.**

Notary Public
My Commission Expires: 3/30/2002

File No. 0201-018