39-03

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***205,000.00.

EB Brannon

Affiant

Subscribed and sworn to before me this 19th day of December, 2002.

Mitchell A Watts

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/26/02 14:56 2pgs
Fees:13.00 Taxes:758.50
20021226-0158975

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
MICHAEL A. WILKEY 1405 Jakes Avenue Nashville, Tennessee 37216	CTX MORTGAGE CO. P.O. Box 199077 Dallas, Texas 75219	MAP 72-4 PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($***205,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, EDWARD E. BRANNON, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. WILKEY and wife, RICKI ANN WILKEY, (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:

BEING part of Lot No.2 on the Plan of a subdivision of Lots Nos. 5 and 6 of the East Nashville Golf and Country Club Subdivision of record in Book 547, page 6, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northeasterly margin of Jakes Avenue 100.0 feet northwesterly from the intersection of Jakes Avenue and Golf Club Road, said point being the corner of Lots Nos. 2 and 1 on said plan; thence with the margin of Jakes Avenue, northwesterly 100.0 feet to the corner of Lots Nos. 2 and 3 on said plan; thence northeasterly 273 ¼ feet, more or less, to a point in the center of a row of trees, which point is 5.0 feet southeasterly from the northwesterly line of said Lot No. 2 where it crosses said row of trees; thence with the center of said row of trees southeasterly 95.0 feet to the northwesterly line of Lot No. 1 on said plan; thence with said line of Lot No. 1 southwesterly 278.7 feet to the point of beginning

BEING the same property conveyed to Edward E. Brannon by deed from Eva Naish, as to an undivided 1/3 interest, Parrie Oline Biles, Eve Ashley and Robert L. Bryant, each as to an undivided 2/9 interest, they being the heirs-at-law of Buford H. Biles, of record as Instrument No. 20010814-0087316 in the Register's Office for Davidson County, Tennessee.

CAROL BRANNON, spouse of Edward E. Brannon, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1405 Jakes Avenue, Nashville, Tennessee 37216.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of a subdivision of Lots Nos. 5 and 6 of the East Nashville Golf and Country Club Subdivision of record in Book 547, page 6, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of December, 2002.

Edward E Brannon
EDWARD E. BRANNON

Carol Brannon
CAROL BRANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD E. BRANNON and CAROL BRANNON, the bargainors, 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 this 19th day of December, 2002.

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee