This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030803

Return to:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/17/03 14:49 2pgs
Fees:13.00 Taxes:318.20
20030717-0100608

Send Tax Bills To:

New Owner

New Owner is: Henry M. Bransford
3608 Batavia Street
Nashville, TN 37209

MAP: 92-05-59.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Debra Cornelia Crump Ballard and Cecille E. Crump (now deceased)** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said**Henry M. Bransford**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of College Hill Subdivision, Section 2, as of record in Book 2133, Page 52. Said Lot 51 fronts 80 feet on the northerly side of Batavia Street and runs back 147.5 feet on the easterly line and 176.7 feet on the westerly line, which is broken line, to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to Cecille E. Crump from William Levern Crump by Divorce Decree recorded November 26, 1985 in Book 6718, Page 670, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Debra Cornelia Crump Ballard, a one half interest, from Cecille E. Crump by Quitclaim Deed dated April 20, 1999 and recorded April 30, 1999 in Book 11454, Page 976, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 2133, Page 52, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of July, 2003.

GRANTOR:

Debra Cornelia Crump Ballard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Debra Cornelia Crump Ballard** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

NOTARY PUBLIC
My commission expires:

_____