This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030860

Davidson County DEEDWARR
Recvd: 07/22/03 10:13 2pgs
Fees:13.00 Taxes:777.00
20030722-0102348

Send Tax Bills To:

new owner

New Owner is: Henry M. Bransford 4105 October Woods Dr. Antioch, Tn 37013 MAP: 183-05-O-A-138.00CO
~~124 Sequoyah Lane Nashville, TN 37211~~ 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, **Michael D. Burton** , 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:

Being Lot No. 400 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 437 & 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael D. Burton from Yazdian Construction, Inc. by Warranty Deed dated May 19, 1999 and recorded May 27, 1999 in Book 11497, page 625, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Book 9840, page 276; Book 10181, pages 986; Book 10548, page 501; Book 10548, page 503; By-laws of record in Book 9840, page 267; Easement of record in Book 8443, page 75; Agreement of record in Book 9771, page 560 and Book 10010, page 50; Restrictions of record in Book 5047, page 661 and Book 5047, page 656; Charter of record in Book 9840, page 259; and all matters of record on plat in Plat Book 7900, page 909 and amended in Book 9700, pages 437 & 438, 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 18th day of July, 2003.

GRANTOR:

Michael D. Burton
by Wendy Garrett as P.O.A.
Michael D. Burton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael D. Burton**, 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. * by Wendy Garrett

Witness my hand and seal on this the 18th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC

MY COMM. EXP. 10/22/05