GENERAL WARRANTY DEED

FROM:	LORRAINE BROWN, Grantor	This instrument was prepared by: J. Bryan Echols Stites & Harbison PLLC 424 Church Street, Suite 1800 Nashville, Tennessee 37219
TO:	HENRY A. BRANSFORD AND PEARLENE BRANSFORD, Husband and Wife, Grantee	

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Henry A. Bransford and Pearlene Bransford 1113 Culpepper Circle Franklin, Tennessee 37064	Same	092-02-0 454.00

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand and no/100 Dollars ($40,000.00).

Pearl Bransford
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of December, 2003.

Davidson County DEEDWARR
Recvd: 01/02/04 11:34 4pgs
Fees:23.00 Taxes:148.00
20040102-0000437

MELINDA A. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Ex

Melinda Gray
Notary Public

My Commission Expires: 1-24-04

FOR AND IN CONSIDERATION OF the sum of FORTY THOUSAND and NO/100 Dollars ($40,000.00), the receipt and sufficiency of which are hereby acknowledged, LORRAINE BROWN ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HENRY A. BRANSFORD AND PEARLENE BRANSFORD, Husband and Wife ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2413 Eden Street, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 23RD day of December, 2003.

Lorraine Brown
LORRAINE BROWN

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MELINDA A. GRAY, a Notary Public of said County and State, LORRAINE BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 23rd day of December, 2003.

MELINDA A. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Melinda A. Gray
Notary Public

My Commission Expires: 1-24-04

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantor and Grantees. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Heffernan Place, as of record in Book 16, page 138, Register's Office for said County. Said Lot fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William K. Brown and wife, Lorraine Brown for the purpose of creating an estate by the entireties, by deed recorded at Book 4120, page 479, said Register's Office, the said William K. Brown having since died.

EXHIBIT B

Encumbrances

1. The lien for 2003 taxes which are being paid out of the proceeds of this conveyance.

2. Such state of facts and conditions as an accurate survey and personal inspection of the Property would disclose.

3. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.

4. Easement set forth at Book 1730, page 22, Register's Office for Davidson County, Tennessee.