File #200410050

Return To:
First Title & Escrow
File Box 9B
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Davidson County DEEDWARR
Recvd: 04/06/04 11:21 2pgs
Fees:13.00 Taxes:493.95

20040406-0038844

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2004.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Branum, unmarried	Suntrust Mortgage	Map: 161-14-B-239
(NAME)	(NAME)	
239 Highland Villa Circle	210 Wildwood Parkway, Suite 100	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HEATHER L. MELNEK, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT H. BRANUM, UNMARRIED**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 239 Highland Villa Condominiums, a Horizontal Property Regime, located on Highland Villa Circle, Davidson County, Tennessee, as shown on the plat of Highland Villa Condominiums, recorded in Plat Book 6200, Page 473, said Register's Office, and described in a Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, and Book 8199, Page 144, said Register's Office, to which reference is hereby made. The easements, the apartments, property, co-owners and tenants of Highland Villa Condominiums contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7278, Page 334, and amended in Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271, and in Instrument No. 20021118-0142476; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Heather L. Melnek, unmarried by Warranty Deed dated April 29, 1999 of record in Book 11462, Page 806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions of record in Book 7178, Page 312; Master Deed and By-Laws Appended thereto, recorded in Book 7278, Page 334, and amended in Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271 and in Instrument No. 20021118-0142476; Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, and Book 8199, Page 144; Charter for Highland Villa Homeowners' Association of record in Book 7278, Page 310; Deed of Conveyance to State of Tennessee of record in Book 7913, Page 753; Easement for Water Mains, etc. of record in Book 8175, Page 774; any and all matters shown on plat of record in Plat Book 6200, Page 473; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 239 Highland Villa Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2004.

Heather L. Melnek

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Heather L. Melnek, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/3-/04

(SEAL)



~~Mail After Recording To:~~

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027