WARRANTY DEED

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 04/21/04 15:02 2pgs
Fees:13.00 Taxes:474.53

20040421-0045592

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,250.00

Tricia Erskine
Affiant

Subscribed and sworn to before me, this 19th day of April, 2004

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim M. Garner	AmSouth Bank	75-7
(NAME)	(NAME)	(MAP)
4436 Baton Rouge Drive	315 Deadrick St., NA0807	81
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076	Nashville, TN 37238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jarrett C. Branson and wife, Chun C. Branson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kim M. Garner and wife, Insuk Garner, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 179, on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, page 12, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jarrett C. Branson and wife, Chun C. Branson by deed from Bessie S. Bain, unmarried dated August 9, 1996, of record in Book 10161, page 245, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4436 Baton Rouge Drive, Hermitage, Tennessee 37076

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 my/our hand(s) this 19th day of April, 2004.

Jarrett C. Branson

Chun C Branson
Chun C. Branson

STATE OF OKLAHOMA
COUNTY OF **OKLAHOMA**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jarrett C. Branson; Chun C. Branson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Oklahoma City Oklahoma, on this the day of April, 2004.

Notary Public

My Commission Expires:

1-2-06
02000025

