PICK-UP

GENERAL WARRANTY DEED

FROM: HELEN C. JAMES DANIELS, Grantor

TO: HENRY A. BRANSFORD and PEARLENE BRANSFORD, Husband and Wife, Grantee

This instrument was prepared by:
J. Bryan Echols
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

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	092-2-445

Davidson County DEEDWARR
Recvd: 04/28/04 11:43 5pgs
Fees:28.00 Taxes:74.00
20040428-0048106

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Thousand and no/100 Dollars ($20,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of April, 2004.

MELINDA A. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

Notary Public

My Commission Expires: 7-24-04

FOR AND IN CONSIDERATION OF the sum of Twenty Thousand and NO/100 Dollars ($20,000.00), the receipt and sufficiency of which are hereby acknowledged, HELEN C. JAMES DANIELS ("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 2416 Eden Street, Nashville, Tennessee 37208.

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 27 day of April, 2004.

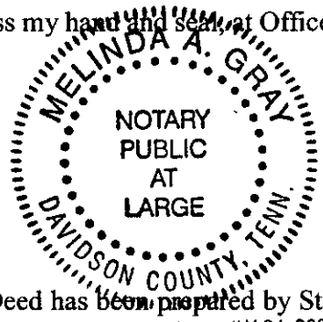
HELEN C. JAMES DANIELS

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MELINDA A. GRAY, a Notary Public of said County and State, HELEN C. JAMES DANIELS, 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 21st day of April, 2004.



Melinda A. Gray
Notary Public

My Commission Expires: 7-24-04

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. 227, Block 9, on the map of Heffernan Place, of record in Book 161, page 138, Register's Office for said County.

SAID Lot No. 227 fronts 50 feet on the northerly margin of Eden St. and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Helen C. James Daniels by Warranty Deed from Leonard T. Swift and wife, Ernestine Swift, of record in Book 6464, page 393, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. The lien for 2004 taxes which are not yet due and payable.

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. All matters shown on the plan of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.