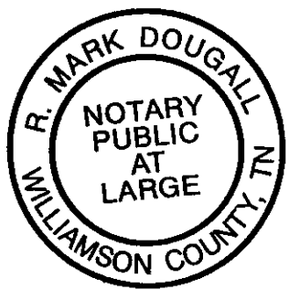
# WARRANTY DEED




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$262,000.00.**

DS Branum
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2004.

Notary Public

My commission expires: 3-16-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: MORTGAGEE: | Map-Parcel Numbers |
|---|---|---|
| **Donald S. Branum**<br>**Jackie T. Branum** | **Union Planters Bank** | **MAP 160-11-0-B, PARCEL 008.00co** |
| **904 Stone Box Court** | **1900 Charles Bryan Road** | |
| **Brentwood, TN 37027** | **Cordova, TN 38016** | |

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, WE,

**Wendell L. Hakala and wife, Hilary A. Hakala**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Donald S. Branum and wife, Jackie T. Branum**

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:

**LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Stone Box Creek, a Planned Unit Development, as of record in Book 6900, Page 103 and Surveyors Certificate of Correction of record in Book 7048, Page 81, 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 Wendell L. Hakala and wife, Hilary A. Hakala, by Deed from Ernest E. Fitzgerald and wife, Patricia Fitzgerald, of record in Book 8374, Page 1, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Stone Box Creek, of record in Book 7022, Page 556 and as amended and restated in Book 7267, Page 329 and further amended in Book 9423, Page 513 and Book 9163, Page 85, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (__XX__) Unimproved (____) property, known as: **904 Stone Box Court, Brentwood, TN 37027.**

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 convenant 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 **3rd** day of **May, 2004.**

Wendell L Hakala
**Wendell L. Hakala**

Hilary A Hakala
**Hilary A. Hakala**

Davidson County DEEDWARR
Recvd: 05/04/04 14:11 2 pgs
Fees:13.00 Taxes:969.40

**20040504-0050646**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendell L. Hakala and wife, Hilary A. Hakala,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2004.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07