WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

B-MSM-04-1123

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Perrish	Taylor, Bean, and Whitaker	
1123 McChesney	(NAME) 1417 N. Magnolia Avenue	72-3-31
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Ocala, FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD BRANNON AND CAROL BRANNON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON PERRISH, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 223 on the Map of Inglewood Place Subdivision of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 223 fronts 50.0 feet on the northerly side of McChesney Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear.

Being the same property conveyed to Edward Brannon and wife, Carol Brannon by Deed dated July 15, 2003 and filed for record on July 18, 2003 in Instrument Number 20030718-0100936, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Robert H. Braswell by Deed dated June 27, 2003 and filed for record on June 30, 2003 in Instrument Number 20030630-0089962, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lawrence A. Leahy by Deed dated February 14, 2003 and filed for record on February 24, 2003 in Instrument Number 20030224-0023924, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Dewery S. Enoch and wife, Edna N. Enoch by Deed dated March 22, 1978 and filed for record on March 22, 1978 in Book 5264, Page 839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1123 McChesney, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of May, 2004.

Edward Brannon

Carol Brannon

Davidson County DEEDWARR
Recvd: 05/18/04 15:33 2pgs
Fees:13.00 Taxes:495.80

20040518-0058382

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Brannon and Carol Brannon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903