Davidson County DEEDWARR
Recvd: 06/21/04 14:15 2pgs
Fees:13.00 Taxes:629.00
20040621-0073221

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **June, 2004** by and between **Timothy W. Towner** , herein after referred to as GRANTOR, and **Charles Max Bran and Janet Lynn Bran** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and ina+4.8H consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 3 on the plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy W. Towner, an unmarried person, by Warranty Deed from David H. Shafer and wife, Cindy L. Shafer, dated October 15, 1998 of record in Book 11161, page 934, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of Nashboro Village, of record in Book 5200, Page 186; Restrictions contained in instrument of record in Book 5465, page 561 and amended in Book 5588, page 429; Homeowners' Association Charter contained in instrument of record in Book 4828, page 834, Book 5576, page 419; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 808 Musket Trail, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Timothy W Towner

Timothy W. Towner
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Timothy W. Towner** , 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **June, 2004.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Charles Max Bran and Janet Lynn Bran
808 Musket Trail, Nashville, TN 37217

Send Tax Statements to:
Wells Fargo Bank, N.A.
7485 New Horizon Way, Frederick, MD 21703

Map and Parcel--135.16-0A-003.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$170,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **June, 2004.**

Notary Public

My Commission Expires: 6-1-2008

JUDITH KAY ADKINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-260