THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23571-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Rebecca K. Gaines James A. Gaines 804 Russell Street Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.082-16-0 Parcel No. 138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Douglas Bransford and wife, Sheryl Brown Bransford**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca K. Gaines and husband, James A. Gaines** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Russell Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of December, 2004.

John Douglas Bransford

Sheryl Brown Bransford

STATE OF WASHINGTON, COUNTY OF KING SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Douglas Bransford**, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2004.

YVONNE K. JOHNSON NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. 6-29-07

Notary Public
Yvonne Johnson

My Commission Expires: 6/29/07

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sheryl Brown Bransford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ___ day of December, 2004.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 12/13/04 14:13 2pgs
Fees:13.00 Taxes:795.50

20041213-0147932

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit:

The westerly 45 feet of Lot No. 71 on the Plan of Barrow's Addition of record in Chancery Plan Book 1, page 13, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 71 fronts 45 feet on the southerly margin of Russell Street and extends back 170 feet on the easterly and westerly lines, to a line in the rear measuring 45 feet thereon.

Being the same property conveyed to John Douglas Bransford and wife, Sheryl Brown Bransford by deed dated April 30, 1984 from Henry S. Cross and wife, Marylou Y. Cross of record in Book 6284, page 218, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. All matters appearing on the Plan of record as Chancery Plan Book 1, page 13, Register's Office for Davidson County, Tennessee.
3. Letter from the Metropolitan Government Department of Codes appearing as Instrument No. 20031001-0144925 and Instrument No. 20040305-0025497, Register's Office for Davidson County, Tennessee