File #200550025

Davidson County DEEDWARR
Recvd: 03/03/05 14:14 2 pgs
Fees:13.00 Taxes:343.73
20050303-0023762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

OLIVIA HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map 052-13-0-B
Jenna E. Braniff, an unmarried woman Myers R. Lambert, an unmarried man	FRANKLIN American Mortgage	
(NAME) 2521 Sonar Street	(NAME) 501 Corporate Centre Dr, St. 400	Parcel 022.00 CO
(ADDRESS) Nashville TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES W. DAVIS AND WIFE, GLORIA RUTH DAVIS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JENNA E. BRANIFF, AN UNMARRIED WOMAN, AND MYERS R. LAMBERT, AN UNMARRIED MAN, AS ~~TENANTS IN COMMON~~ * WITH EXPRESSED RIGHTS OF SURVIVORSHIP**, 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:

* JOINT TENANTS

Being Unit No. 69 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by Instrument of record in Book 7724, Page 293, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to James W. Davis and wife, Gloria Ruth Davis by Warranty Deed dated June 27, 2001 of record in Instrument No. 20010702-0069816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed and By-Laws of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, and Submission of Phase II-B of record in Book 7724, Page 293; Charter of Homeowners' Association of record in Book 8069, Page 158 and in Instrument No. 20020425-0051348; all matters shown on plat of record in Plat Book 6900, Page 819; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2521 Sonar Street, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 25th day of February, 2005.

James W. Davis

Gloria Ruth Davis

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James W. Davis and wife, Gloria Ruth Davis who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Prepared by:
~~Mail After Recording To~~
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076

Return to:
Advantage Title & Escrow
109 Kenner A...
Nashville, TN ...
615-292-...

#1553