This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO535

Davidson County DEEDWARR
Recvd: 05/20/05 11:08 2 pg
Fees:13.00 Taxes:233.27
20050520-0057097

Send Tax Bills To:
434 N. Walnut Bend
Cordova, TN 38018

New Owner is:
2142 Sadler Avenue
Nashville, TN
Terry Branch

MAP: 106 13 0 182.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Denton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terry Branch** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 36 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan rererence is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed recorded in Book 8976, Page 728
Being the same property conevyed to John Denton by Final Decree of Tax Sale dated April 29, 1996, recorded in Book 10286, Page 301, Register's Office of Davidson CountyTennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of April, 2005.

GRANTOR:

John Denton

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Denton , single** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of April, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $63,046.20.

Affiant

SWORN TO and subscribed before me this 7 day of April, 2005

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires Nov. 25, 2006