This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0534

Davidson County DEEDWARR
Recvd: 05/20/05 11:16 2 pg
Fees:13.00 Taxes:180.29
20050520-0057103

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

New Owner is:
1284 Massman Drive
Nashville, TN
Terry Branch

MAP: 107 14 0A 026.00
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 , single** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terry Branch , married** , 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:

Land in Davidson Count, tennessee, being a part of the Plan of Cooperfield Terrace Condominiuns, as of record in Book 6250, page 50, Registers Office for said County, the part hereby described as being Unit No. 26 on said Plan as shown in and described by the Master Deed established a Hirizontial Property Regime with respect to Copperfield Terrace Condominums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to John Denton from Dr. Saul Juliao by Warranty Deed dated 03/25/98, recorded in Book 10855, page 919, register's Office for Davidson County, Tennessee.

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 $48,728.06.

Affiant

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

NOTARY PUBLIC

My commission expires:

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

My Commission Expires Nov. 25, 2006