Davidson County DEEDWARR
Recvd: 06/14/05 09:33 2 pgs
Fees:13.00 Taxes:321.16

20050614-0067724

BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $86,800.00.

Subsribed and sworn before me this the 20th day of May, 2005.

Affiant

(Affix Seal)

Notary Public 1-28-06

MARGARET R. MEANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

This instrument prepared by:
Return to: **SOUTHEAST TITLE of Tennessee, Inc.** 500229

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jason Brannan and wife, Jennifer Brannan
305 North 16th Street
Nashville, TN 37206

Send tax bills to:
New Owners

Map 83-10 Parcel 148

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Pagie Ann Hendrix

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jason Brannan and wife, Jennifer Brannan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the northerly 50 feet of Lot Nos. 21, 22 & 23 on the Plan of the W. R. Cornelius, Jr. Subdivision as of record in Book No. 57, page 124, of the Register's Office for Davidson County, Tennessee.

SAID northerly part of Lots Nos. 21, 22 and 23 front 50 feet on the easterly side of Sixteenth Street, formerly Hickman Street, and run back between parallel lines to the southerly margin of an alley 162 feet to the West line of Lot No. 24.

Being all of the same property conveyed to Pagie Ann Hendrix and Charles E. Maynard, both single persons, by Deed of record in Book 10164, page 592; dated 8/20/96, said Register's Office. The said Charles E. Maynard, now being deceased. Being all of the same property conveyed to Pagie Ann Hendrix by Quitclaim Deed being recorded simultaneouly herewith instrumnet number X, said Register's Office
Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

* 20050614-0067723

THIS IS IMPROVED PROPERTY KNOWN AS 305 North 16th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 20th day of May, 2005.

Pagie Ann Hendrix

Pagie Ann Hendrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

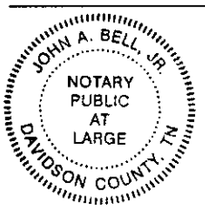
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Pagie Ann Hendrix, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of May, 2005.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006