Davidson County DEEDWARR
Recvd: 09/28/05 10:48 2 pgs
Fees:13.00 Taxes:1147.00
20050928-0116349

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

David P. Brandon, Sr. and wife,
Carolyn Brandon
2602 Abbott Martin Road
Nashville, TN 37215

SEND TAX BILL:

David P. Brandon, Sr.
6016 Foxland Drive
Brentwood, TN 37027

MORTGAGEE:

AmSouth Bank

MAP AND PARCEL:
MAP 117-09
PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anne Dennis Vincent, Devisee under the Last Will and Testament of S. Gilbert Browning**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David P. Brandon, Sr. and wife, Carolyn Brandon**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being the southeast corner of Lot No. 2 on the Map of a subdivision of part of Lot No. 2 of the Compton Lands, of record in Plat Book 547, page 16, said Register's Office.

Said part of said Lot No. 2 fronts 100 feet on the north side of Abbott Road, or Abbott-Martin Road, and runs back between parallel lines along the west line of Lot No. 3, 250 feet to a dead line in the rear.

Being the same property conveyed to S. G. Browning and wife, Helen Margaret Browning, by deed from Esther Freeman, unmarried, dated February 3, 1947, of record in Book 1452, page 271, said Register's Office. The said S. G. Browning, a/k/a S. Gilbert Browning, and wife, Helen Margaret Browning, both having since died, with Helen Margaret Browning predeceasing S. G. Browning. Pursuant to the Last Will and Testament of S. Gilbert Browning of record in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 05P-630, title to the property is now vested in Anne Dennis Vincent. Florence Barnes and Michael Fobear have accepted cash in lieu of any interest in said Property.

Larry Vincent joins in the execution of this instrument to convey his interest in the Property as spouse of Anne Dennis Vincent.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2602 Abbott Martin Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of September, 2005.

Anne Dennis Vincent by A. B. G.

Anne Dennis Vincent by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20050928-0116347 Register's Office for Davidson County, Tennessee

Larry Vincent by A. B. G.

Larry Vincent by Andrew B. Gibson, Jr., Attorney-in-Fact Pursuant to Limited Power of Attorney of record in Instrument No. 20050928-0116348 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid ANDREW B. GIBSON, JR., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of ANNE DENNIS VINCENT AND HUSBAND, LARRY VINCENT, and who acknowledged that he executed the same as the free act and deed of ANNE DENNIS VINCENT AND HUSBAND, LARRY VINCENT. Witness my hand and official seal this 26th day of September, 2005.

Elaine Phelps

Notary Public

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

My Commission Expires: 11/22/08

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

Georgette R. Kennedy
AFFIANT

Subscribed and sworn to before me this 26th day of September, 2005.

John M. Wells
NOTARY PUBLIC

John M. Wells Notary Public at Large Davidson County, Tennessee

My Commission Expires: 9/22/2007