Davidson County DEEDWARR
Recvd: 10/17/05 14:28 2 pgs
Fees:13.00 Taxes:551.30

20051017-0125089

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible]

ANGELA RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0509-62483

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2005.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald L. Downing	Prime Trust Bank	063-12-0-057.00
4476 S. Trace Blvd	P.O. Box 210618	
Old Hickory TN 37138	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles A. Branch, Jr. and wife, Sharon L. Branch, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald L. Downing, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Southfork, Section Two, of record in Book 6250, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Branch, Jr. and wife, Sharon L. Branch by deed from Sharon L. Scott, dated June 6, 2001, of record in Instrument Number 20010906-0096849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4476 S. Trace Blvd, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of October, 2005.

Charles A. Branch, Jr.

Sharon L. Branch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Branch, Jr. and Sharon L. Branch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of October, 2005.

State of Tennessee at Large

My Commission expires 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.