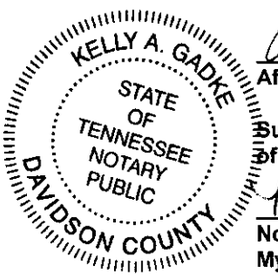
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $274,000.00



Affiant

Subscribed and sworn to before me, this 23rd day of November, 2005.

Notary Public
My commission expires: 1/24/2009

03-0511-33230

Address of New Owner:	Send Tax Bills to:	Tax Information
Judy Lynn Skeen	Pinnacle National Bank	118-01-0-292.00
907 Gilmore Avenue	211 Commerce Street, Ste. 300	
Nashville TN 37204	Nashville, TN 37201	

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, Curtis W. Brancheau, unmarried, and Steven P. Brancheau, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Judy Lynn Skeen, hereinafter called the Grantee, her 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. 88 on the Plan of Montrose Place, as of reocrd in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis W. Brancheau and Steven P. Brancheau, as tenants in common with right of survivorship by deed from Grand Capital Investments, LLC, a Tennessee limited liability company, dated April 18, 2003, of record in Instrument No. 20030422-0052891, Register's Office for Davidson County, Tennessee.

Subject property is not now, and has never been, the residence of the grantor, Steven P. Bracheau.

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 907 Gilmore Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, her 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.

Davidson County DEEDWARR
Recvd: 12/01/05 12:34 2 pg
Fees:13.00 Taxes:1013.80
20051201-0144460

WITNESS my hand this 23rd day of November, 2005.

Curtis W. Brancheau

Steven P. Brancheau
By: Curtis W. Brancheau, Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis W. Brancheau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of November, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis W. Brancheau, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Steven P. Brancheau, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2005.

My Commission expires: 2/22/09

Diane K. Mann, Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN