THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02997

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, INC.
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

Davidson County DEEDWARR
Recvd: 04/13/06 14:08 2 pgs
Fees:13.00 Taxes:340.89
20060413-0042716

Property Address:
818 Stockell Street, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kellye L. Branson**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Ann Gusty, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 97 on the Plan of A.V.S. Lindsley Lots in East Nashville, of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the westerly side of Stockell Street, and runs back between parallel lines 174 ½ feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Katherine C. LaRue, Unmarried, dated October 14, 2005, and recorded November 15, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200511150138143.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [X] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 7th day of April, 2006.

Kellye L. Branson {Seal}
Kellye L. Branson

State of TENNESSEE
County of DAVIDSON

On this the 7th day of April, 2006, before me, the undersigned officer, personally appeared Kellye L. Branson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $92,132.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 7th of April, 2006.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Lisa Ann Gusty

Person Or Entity Responsible For Payment Of Taxes:
Lisa Ann Gusty

Tax Parcel ID#: 082-07-0-062.00