Davidson County DEEDWARR
Recvd: 05/10/06 15:20 2 pgs
Fees:13.00 Taxes:370.00

20060510-0055103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Petrice L. Brannon, unmarried

520 Kinsey Blvd.
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

052-03-0-010.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Birkhead and wife, Kathy J. Birkhead hereinafter referred to as Grantors, hereby transfers and conveys to Petrice L. Brannon, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Beginning with an iron pin located in the westerly margin of Kinsey Highway, being 103.6 feet north of the northeast corner of Paul S. Bell property as of report in Book 6069, page 489, Register's Office for Davidson County, Tennessee, thence with the westerly right of way margin of said Highway northwesterly 51.8 feet to a point; thence leaving same margin westwardly 150.0 feet to a point; thence southerly 24.0 feet to a point; thence westwardly 100.00 feet to a point; thence southerly 27.0feet to a point; thence eastwardly 267.0 feet to a point of beginning, being Lot 35 on the Plan of East Madison Addition not of record.

Being the same property conveyed to Robert W. Birkhead and wife Kathy J. Birkhead by Warranty Deed from Ray Vaughn Reed, Jr., of record in Book 10700, Page 264, Register's Office for Davidson County, Tennessee, dated November 24, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6096, Page 489, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 520 Kinsey Blvd., Madison, TN 37115.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 8th day of May, 2006.

Robert W. Birkhead

Kathy J. Birkhead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert W. Birkhead and Kathy J. Birkhead, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY

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