THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File # 0604026 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $639,000.00. Affiant Subscribed and sworn to before me this 8th day of May, 2006. Notary Public My commission expires:

Davidson County DEEDWARR
Recvd: 05/18/06 09:23 2 pgs
Fees:13.00 Taxes:2364.30

20060518-0058246

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Douglas E. Warne Sara W. Warne 3605 Saratoga Drive Nashville, TN 37205	New Owner	Map 117-2 Parcel 1 117-2-1

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William J. Brannick** and wife, **Toni Brannick**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Douglas E. Warne** and wife, **Sara W. Warne**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 25 and 26, Block "A" on the Plan of Bellwood, of record in Plat Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William J. Brannick and wife, Toni Brannick by deed dated July 1, 2002 from Derek T. Main and wife, Nadine E. Main of record in Instrument No 200207020079382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of Bellwood of record in Plat Book 547, pages 149-50, Register's Office of Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 4081, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3605 Saratoga Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2006.

William J. Brannick by Toni Brannick, attorney in fact
William J. Brannick
by Toni Brannick, attorney-in-fact

Toni Brannick
Toni Brannick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Toni Brannick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of William J. Brannick, as his attorney-in-fact, for the purposes therein contained.

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

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Toni Brannick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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Notary Public

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