Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075



05-0605-62908

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2006.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald B. Bristow, Sr. 367 Binkley Drive Nashville TN 37211	7980 BEAU RIDGE LN. MCCALLA AL 35111	147-1-38

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, Christine C. Branch, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald B. Bristow, Sr. and wife, Alice Bristow, 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. 450, on the Plan of Section Six, Caldwell Hall, of record in Book 2900, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert W. Branch, Jr. and wife, Christine C. Branch by deed from Richard F. Gregori and wife, Alice Ann Gregori, dated February 29, 1968, of record in Book 4215, Page 981, Register's Office for Davidson County, Tennessee. Robert W. Branch, Jr. having since died on December 8, 2002.
>
> 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 367 Binkley Drive, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 06/15/06 09:50 2 pgs
Fees:13.00 Taxes:721.50
20060615-0071236

WITNESS my hand this 9th day of June, 2006.

Christine C. Branch By Thomas Branch, attorney in fact

Christine C. Branch
By: Thomas Branch, Attorney In Fact

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 Thomas Branch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Christine C. Branch and that he/she is authorized by Christine C. Branch to execute this instrument on his/her behalf.

Witness my hand and seal at Goodlettsville, Tennessee, this 9th day of June, 2006.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010