(1)

Davidson County DEEDWARR
Recvd: 07/31/06 15:14 2 pgs
Fees:13.00 Taxes:714.10

20060731-0092747

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

WARRANTY DEED

B-PRU-06-7172

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly B. Braniff	New Owner	
7172 Somerset Farms Drive (ADDRESS)	(NAME)	141-7B-140CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GINA K. MARGO COLE AND HUSBAND, KENNY COLE AND ROBERT E. MARGO AND WIFE, RUBY C. MARGO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY B. BRANIFF AND HUSBAND, JARETT BRANIFF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 139, SOMERSET FARMS, SECTION 4, PHASE 3, as shown on plat of record in Plat Book 9700, Page 460, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gina K. Margo, unmarried and Robert E. Margo and wife, Ruby C. Margo by Warranty Deed from Somerset Farms, a Tennessee Joint Venture, recorded July 24, 1998 in Book 11034, Page 11, Register's Office for Davidson County, Tennessee. Gina K. Margo having since married and is now known as Gina K. Margo Cole. Kenny Cole joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 460; Book 8556, page 11; Book 9383, page 526; Book 9662, page 869; Book 8556, page 25; Book 7382, page 225 and amended in Book 7820, page 608; Book 8235, page 521; Book 8584, page 20; Book 6900, page 972 and Instrument No. 20001204-0118884, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7172 Somerset Farms Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of July, 2006.

Gina K. Margo Cole

Gina K. Margo Cole

Kenny Cole

Kenny Cole

Robert E. Margo

Robert E. Margo

Ruby C. Margo

Ruby C. Margo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gina K. Margo Cole and Kenny Cole, and Robert E. Margo and Ruby C. Margo, the within named bargainor, 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 the 28th day of July, 2006.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903