Lender's Title & Escrow, LLC
2670 Memorial Blvd, Suite D1
Murfreesboro, TN 37129
(615) 427-6001 (615) 427-6002 fx

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 02/02/07 15:40 3 pgs
Fees:18.00 Taxes:484.70
20070202-0014314

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Virginia Hudgins-Briley 7553 S. Swift Road Goodlettsville, TN 37072	Same as new owner	Map 41-12 Group Parcel 98

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Baxter Cox, Doris Sue Sullivan (aka Dorris Sullian), Nadeen Burkeen (aka Nadine Bennett), Bobby Green (aka Bobbie Green), Margaret Imogene McCoy (aka Imogene McCoy), Estelle Hays, Dorothy S. Brannom (aka Dorothy Brannom) and Clarence Edwin Stinson (aka Clarence E. Stinson) as heirs to the estate of Annie Trula Johnson** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Virginia Hudgins-Briley and husband, Thomas Lee Briley**, hereinafter called the Grantee, their heirs and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kemper Heights, Section 5, of record in Book 3106, page 52, Register's Office for said County, to which plat reference is here made for a more complete and detailed description thereof.

BEING part of the same property conveyed to Vernon E. Johnson and wife, Annie Trula Johnson by deed from E. V. Williams, Trustee, dated November 11, 1958, and filed in Book 2856, page 372, said Register's Office. The said Vernon E. Johnson having died on August 25, 1990. The said Annie Trula Johnson having died testate on July 28, 2006. Pursuant to the Last Will and Testament of Annie Trula Johnson, No. 06P-1263, title is vested as follows: Baxter Cox, Dorris Sullivan and Nadine Bennett, a 25% interest to be divided equally; Bobbie Green and Imogene McCoy, a 25% interest to be divided equally; Estelle Hays, a 25% interest; Dorothy Brannom, a 12.5% interest; and Clarence Edwin Stinson, a 12.5% interest.

THIS conveyance is made subject to the 2007 taxes, prorated and assumed and all matters as shown on the recorded plat.

This is improved property known as: 439 North Kemper Drive, 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 we do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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.

Executed pursuant to Powers of Attorney being recorded inclusively from Instrument No. 20061005-0123956 through 20061005-0123963, said Register's Office.

WITNESS our hands this 8th day of January, 2007.

Baxter Cox by Michael E Brannom
Baxter Cox
by: Michael E. Brannom, Atty. in Fact

Doris Sue Sullivan by Michael E Brannom
Doris Sue Sullivan
by: Michael E. Brannom, Atty. in Fact

Nadeen Burkeen by Michael E Brannom
Nadeen Burkeen
by: Michael E. Brannom, Atty. In Fact

Bobby Green by Michael E Brannom
Bobby Green
by: Michael E. Brannom, Atty. in Fact

Margaret Emogene McCoy by Michael E Brannom
Margaret Emogene McCoy
by: Michael E. Brannom, Atty. in Fact

Estelle Hays by Michael E Brannom
Estelle Hays
by: Michael E. Brannom, Atty. in Fact

Dorothy S. Brannom by Michael E Brannom
Dorothy S. Brannom
by: Michael E. Brannom, Atty. in Fact

Clarence Edwin Stinson by Michael E Brannom
Clarence Edwin Stinson
by: Michael E. Brannom, Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2007, before me personally appeared **Michael E. Brannom** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Baxter Cox, Doris Sue Sullivan, Nadeen Burkeen, Bobby Green, Margaret Imogene McCoy, Estelle Hays, Dorothy S. Brannom and Clarence Edwin Stinson, and acknowledged that he executed the same as the free act and deed of said Baxter Cox, Doris Sue Sullivan, Nadeen Burkeen, Bobby Green, Margaret Imogene McCoy, Estelle Hays, Dorothy S. Brannom and Clarlence Edwin Stinson.

Witness my hand and official seal.

My Commission Expires

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Ollie Mai Parsley
Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Sworn to and subscribed before me
this 17 day of January, 2007.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010