WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00** Georgette R Kennedy Affiant Subscribed and sworn to before me, this 5th day of April, 2007 Ann M. Ledet Notary Public MY COMMISSION EXPIRES: 7/01/09 (AFFIX SEAL)

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louisa Branscomb	SunTrust Mortgage, Inc.	119-14-O
(NAME)	(NAME)	(MAP)
3010 Dobbs Avenue	827 Joe Frank Harris Parkway	135.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Cartersville, GA 30120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, The Estate of Evelyn G. Owen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Louisa Branscomb unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Part One of Woodbine Courts, Block C, of record in Plat Book 1130, page 39, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Thomas N. Owen and wife, Evelyn Garrett Owen, by deed from Clyde W. Merryman and wife, Josephine M. Merryman, dated July 1, 1947, of record in Book 1494, page 241, Register's Office for Davidson County, TN. Both Thomas N. Owen and Evelyn Garret Owen have since died, the said Thomas N. Owen having pre-deceased Evelyn Garrett Owen.

Louisa Branscomb and Louisa P. Branscomb are one and the same person

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3010 Dobbs Avenue, Nashville, Tennessee 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 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 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 5th day of April, 2007.

The Estate of Evelyn G. Owen

Judi Gail Owen Moore, Executrix

By: Judi Gail Owen Moore, Executrix

Davidson County DEEDWARR
Recvd: 04/10/07 13:44 2 pgs
Fees:13.00 Taxes:421.80

20070410-0042696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judi Gail Owen Moore, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of Evelyn G. Owen, the within named bargainor, and that she as such executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the Estate of Evelyn G. Owen. as such executrix.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of April, 2007.

Jennifer S. Dunlap
Notary Public

My commission expires 9/19/09

