Return To: M-1439

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd, Ste B
Murfreesboro, TN 37128

Davidson County DEEDWARR
Recvd: 06/18/08 13:04 4 pgs
Fees:23.00 Taxes:266.40

20080618-0062749

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-080500432A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Donald E. Branham	SEND TAX BILL TO: Donald E. Branham	MAP/PARCEL NUMBERS:
(Name)	(Name)	052-20; 90.00
604 Carmel Avenue (Address)	same (Address)	
Madison, TN 37115 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Suntrust Bank, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Donald E. Branham*the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 604 Carmel Ave., Madison, TN, 37115, in *unmarried
Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 9 and all of Lot No. 10, except the East 5 feet thereof of Block "C" on the Revised Map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, Register's Office for said County.

Beginning at a point in the southerly margin of Carmel Avenue 25 feet of the common corner of Lots Nos. 9 and 10; thence southwesterly parallel with the line between said lots, 141.2 feet to a point; thence southeasterly 98.2 feet to a point; thence easterly 30.2 feet to a point 5 feet west of the rear corner of Lots Nos. 10 and 11; thence northerly parallel with the line between Lots Nos. 10 and 11, and 5 feet west of same, 145 feet, more or less, to the southerly margin of Carmel Avenue; thence with the margin of said Avenue, northwesterly 66.2 feet to the point of beginning.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, recorded 9/25/2007, Instrument No. /20070925-0114096/ 20070925-0114096.

RE: 604 Carmel Ave., Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 604 Carmel Ave., Madison, TN 37115

(Continuation of Special Warranty Deed)

Witness our hand as of the _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Suntrust Bank

By: _____

Name: Wayne Machol

Its: Vice President

State of Virginia
~~County~~ City of Richmond

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne Machol, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of Suntrust Bank (Name of Company), a _____, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said _____ for the purposes therein contained.

Witness my hand and official seal, at office in Virginia, this June 02, 2008.

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00.

_____
Affiant

Subscribed and sworn to before me this 6-6-08.

Heather Lee
State of Tennessee Notary Public
Rutherford Co

_____
Notary Public

My Commission Expires: 8-16-09

RE: 604 Carmel Ave., Madison, TN 37115

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RICCA JONES
Notary Public
Commonwealth of Virginia
My Commission Expires Aug 31, 2010