This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $142,000.00.

Affiant

Subscribed and sworn before me this the 9th day of September, 2009.

Notary Public
My commission expires:

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Natalie A Branham 1006 Petway Ave Nashville, TN 37206	New Owner	83-1-257

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALKER Y HENLEY, UNMARRIED AND BAILEY J QUARLES, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATALIE A BRANHAM, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Division of the real estate John Hobson, deceased, as of record in minute Book "L", Page e363, of the Circuit Court for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Petway Avenue at a point 200 feet easterly from the Northeast corner of A.W. Hooker's Subdivision, the plan if which is of record in Book 57, page 131, Register's Office for Davidson County, Tennessee; thence, with the southerly margin of said Avenue easterly 50 feet to Tatum's Northwest corner; thence, with his westerly line, southerly 183 feet, more or less, to Robinson's Northeast corner; thence, with his North line westerly 50 feet; thence, northerly 183 feet, more or less, to the BEGINNING.

Being the same property conveyed to Walker Y Henley, an unmarried person and Bailey J Quarles, an unmarried person, by deed from Jeffrey S Brock, married of record in Instrument No. 20070515-0058163, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1006 Petway Ave, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 9th day of September, 2009.

Walker Y Henley

Bailey J Quarles

BILL GARRETT, Davidson County
Trans:T20090064143 DEEDWARR
Recvd: 09/18/09 15:45 2 pgs
Fees:13.00 Taxes:525.40
20090918-0087479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walker Y Henley and Bailey J Quarles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2009.

My commission expires: 09/25/10

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212