WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joshua Franklin Branum	Walker Jackson Mortgage Corp.	Parcel ID:
3909 Bellshire Court	4440 Brookfield Corp. Dr.; #300	04111004000
Nashville, TN 37207	Chantilly, VA 20151	

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

Bessie Lee Brown, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joshua Franklin Branum and wife, Randi Gant-Branum
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 409, on the Plan of Bellshire Estates, Section "B", of record in Plat Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Gilbert Brown and wife, Bessie Lee Brown by deed from Ann Curtis McDougal formerly Ann M. Burnett of record in Book 3374, Page 479, said Register's Office, dated April 13, 1962. The said Charles Gilbert Brown now being deceased.

This conveyance is subject to Restrictions of record in Book 2294, Page 346; Book 2542, Page 414; Book 2745, Page 409, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Pages 128 and 129, said Register's Office.

The signature of Bessie Lee Brown is signed by her duly appointed Attorney-in-Fact, Mildred J. Crawford, pursuant to the Power of Attorney of record in Instrument 20091001 0091085, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3909 Bellshire Court, Nashville, TN 37207

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 hand this 29th day of September, 2009.

Bessie Lee Brown By Mildred J. Crawford ATTY. IN FACT
Bessie Lee Brown
By: Mildred J. Crawford, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans: T20090066750 DEEDWARR
Recvd: 10/01/09 10:11 2 pgs
Fees: 13.00 Taxes: 369.63

20091001-0091086

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mildred J. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bessie Lee Brown as her Attorney in Fact as the free act and deed of the within named Bessie Lee Brown.

Witness my hand and official seal at Nashville, Tennessee the 29th day of September, 2009.

My Commission Expires: 11. 22-10

Notary Public

