BILL GARRETT, Davidson County
Trans:T20090075633 DEEDWARR
Recvd: 11/05/09 13:19 3 pgs
Fees:18.00 Taxes:503.20
20091105-0102461

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Glyna E. Kilpatrick Trustee
812 Templeton Dr.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MAP	**90-16**
GROUP	
PARCEL	**262.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James W. Branch and wife, Helen Louise Branch,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Glyna E. Kilpatrick , Trustee of the Glyna E. Kilpatrick Revocable Living Trust, with full power of mortgage, sell, transfer and convey without joinder of any beneficiary**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 552 on the Plan of Charlotte Park Subdivision, Section S, of record in Plat Book 2900, page 46, Register's Office, Davidson County, Tennessee.

Said Lot No. 552 fronts 78 feet on the southeasterly side of Thunderbird Drive and extends back 118.9 feet on the northeasterly line and 118.8 feet on the southwesterly line to a dead line at the rear on which it measures 90 feet thereon.

Being the same property conveyed to James W. Branch and wife, Helen Louise Branch by deed dated from Douglas R. Ashworth and wife, Mamie S. Ashworth dated 9-28-64 of record in Book 3817, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **6421 Thunderbird Drive, Nashville, Tennessee 37209.**

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **29th** day of **October, 2009.**

James W. Branch

Helen Louise Branch

James W. Branch

Helen Louise Branch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James W. Branch and wife, Helen Louise Branch**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2009.

M L Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of October, 2009.

M L Hickernell
NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.