

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20032724LJLB
Parcel I.D. #: 00-00-074-272-10223-B19

Inst: 0000197906 Date: 04/25/2003 Time: 15:52
Doc Stamp-Deed : 199.50
DC, Brent Thurmond, WAKULLA County B:484 P:780

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 24th day of April, A.D. 2003, by BEN C. BOYNTON, A MARRIED MAN, hereinafter called the grantor, to STANLEY BRYANT BRANHAM, A SINGLE MAN, whose address is 4943 Lake Park Dr. Tallahassee FL 32311, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

LOT 19, BLOCK "B", SONGBIRD SUBDIVISION, PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 88, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

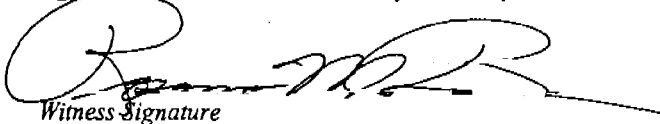
Subject to taxes for the year 2003 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold** the same in fee simple forever.

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

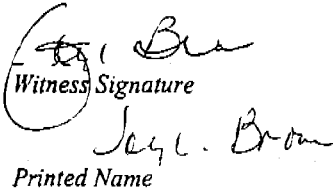
In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature

ROSANNA M. BROWN

Printed Name


Witness Signature
Jay L. Brown

Printed Name

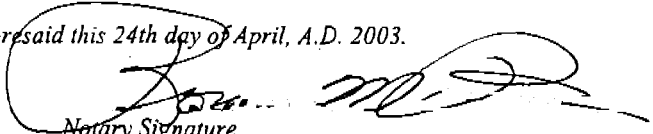
State of Florida
County of LEON

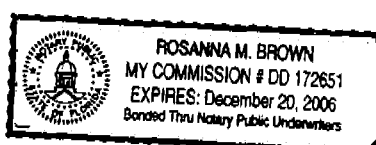
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared BEN C. BOYNTON, A MARRIED MAN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person:

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 24th day of April, A.D. 2003.

Notary Public Rubber Stamp Seal


Notary Signature



Printed Notary Signature