NOT FOR PUBLICATION

57

WARRANTY DEED

BOOK 9991 PG 833

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,900.00

Margaret L Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 12/6/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret L. Evans (NAME)	Same (NAME)	64-3A-44CO
308 Shute Court (ADDRESS)	308 Shute Court (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert H. Braswell and Will V. Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Evans and Norma B. Anderson and ~~XXXX~~ John D. Anderson, Jr. HUSBAND

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. 61 on the Plan of Brandywine Pointe, Phase Eight, Section Two, as of record in Book 7900, page 711, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

Being the same property conveyed to Robert H. Braswell and Will V. Braswell by deed from Brandywine Pointe Partners, L.P. of record in Book 9638, page 570, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Robert H. Braswell executes this Warranty Deed for and on behalf of himself and Will V. Braswell pursuant to a Power of Attorney recorded simultaneously herewith.

Upon oath, Robert H. Braswell and Will V. Braswell, by and through his attorney in fact, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statute.

unimproved ( )
This is improved (X) property, known as 308 Shute Court, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 21st day of March, 19 96

Robert H. Braswell
Robert H. Braswell

Will V. Braswell by Robert H. Braswell, Atty-in-Fact
Will V. Braswell by his attorney-in-fact, Robert H. Braswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Braswell XXXXXXXXXXXXXXXXXXXXXXXX

the Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March, 19 96.

My commission expires 12-6-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of March, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert H. Braswell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Will V. Braswell, and acknowledged that he executed the same as the free act and deed of the said Will V. Braswell.

Witness my hand and official seal at Office this 21st day of March, 1996.

My Commission Expires:

12-6-99

_____
Notary Public

016244 IDENTIF. ↑ REFERENCE
96 MAR 27 AM 8:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
2986 03/27 0101 03CHECK 926.23



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9991 PG 835

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	247900.00
CON TX	917.23
PRFEE	1.00
WDEED	8.00
TOTAL	926.23
CHECK	926.23

03/27/96 01 08:47 0001 2886

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0164244
IDENTIF. & REFERENCE

96 MAR 27 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020913