THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert H. Braswell 168 Charleston Park Nashville, Tn. 37205	Same as New Owner	Map 72-13 Parcel 320 Field Book 27W 25010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL D. SINGLETON, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT H. BRASWELL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 32 on the Map of Sharpe & Horns 4th Addition to Nashville, of record in Book 161, page 172, Register's office for Davidson County, Tennessee.

SAID part of said Lot No. 32 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Michael D. Singleton, by deed from Linda Sue Osteen and husband, Jack Osteen, of record in Book 10182, page 925, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 914 Douglas Avenue, 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of October, 1998.

"GRANTOR"
Michael D. Singleton
MICHAEL D. SINGLETON, a single man

"GRANTEE"
Robert H. Braswell
ROBERT H. BRASWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. SINGLETON, a single man, and ROBERT H. BRASWELL, 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, at office, this the 30th day of October, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $29,500.00.

Robert H. Braswell
Affiant

Sworn to and subscribed before me, this the 30th day of October, 1998.

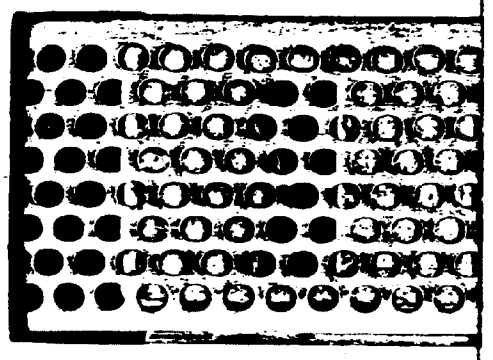
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0506382
IDENTIF. + REFERENCE

98 NOV -2 AM 9:32
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0447 11/02 0101 03CHECK 120.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11180 PAGE 43

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

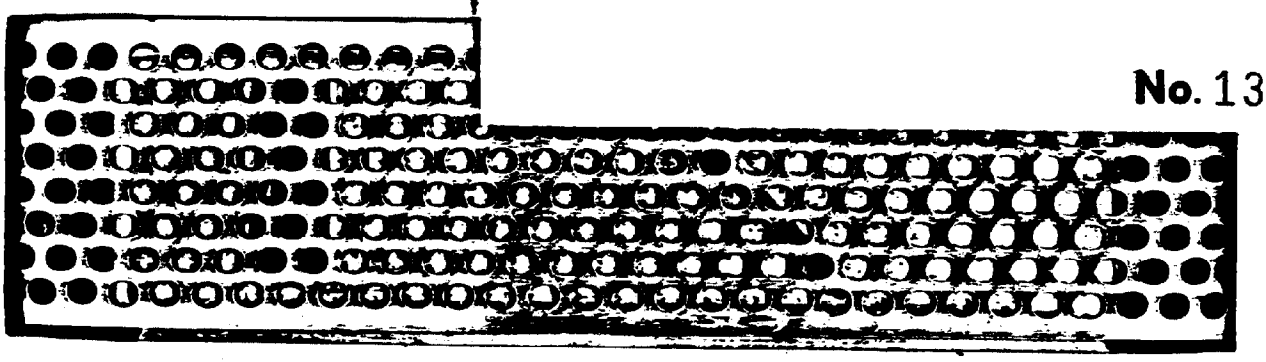
CAMT 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 120.15
CHECK 120.15

11/02/98 01 09:32 0001 0447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506382
IDENTIF. ↑ REFERENCE

98 NOV -2 AM 9:32
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.



No. 1365605