WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

John E. Croslin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 19 98

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
John E. Croslin 220 Robinwood Avenue Madison, TN 37115	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	52-1 187

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, ROBERT BRASWELL, UNMARRIED, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto JOHN E. CROSLIN, UNMARRIED, hereinafter called Grantee, their heirs and 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 part of Block "H" on the revised plat of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County described as follows: beginning at a point on the south margin of Robinwood Avenue, 100 feet westerly from Gallavista Avenue; thence southerly 212 feet to a point; thence westerly 100 feet to a point; thence northerly 212 feet to the southerly margin of Robinwood Avenue; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to Robert Braswell by Trustee's Deed of record in Book 11195, Page 862, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on the Plan of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee.

Taxes for the year 1999 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 220 Robinwood Avenue Madison, TN 37115

5316 12/03 0101 03CHECK 344.00

MAIL ENV.

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

98 DEC -3 PM 3:02

0520385
IDENTIF. ↑ REFERENCE

N50902

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 person 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 13th day of November, 1998.

~~Wanda Williams~~

Robert Braswell

Robert Braswell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

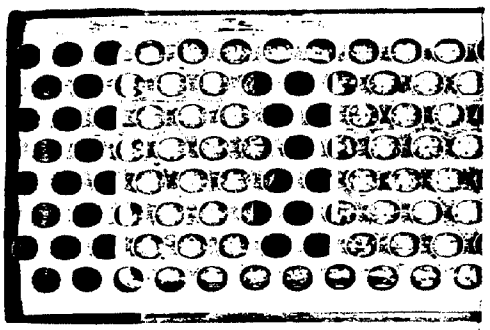
On this 13th day of November, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Robert Braswell and wife, Wanda Williams, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 13th day of November, 1998.

NOTARY PUBLIC

My Commission expires: 9-11-2001

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 73

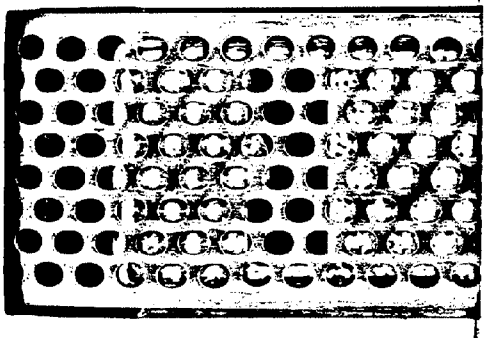
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 344.00
CHECK 344.00

12/03/98 01 15:01 0001 5316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0520385
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380329