WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 11551 PAGE 469
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Kelly J. Campau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 19 99

Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

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.
Shelia D. Nixon, unmarried 914 Douglas Avenue Nashville, Tn 37207	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	72-13-320

07/01 01:01 CHECK 307.00

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 H. BRASWELL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **SHELIA D. NIXON, UNMARRIED**, hereinafter called Grantee, their 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 and 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 Robert H. Braswell, by warranty deed from Michael D. Singleton, of record in Book 11180, Page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters appearing on the Plan of record in Plat Book 161, page 172, Register's Office for Davidson County, Tennessee.

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 914 Douglas Avenue, Nashville, Tn 37207.

0606171

IDENTIFICATION & REFERENCE

99 JUL -1 AM 8:14

ALL TAXES PAID
DAVIDSON COUNTY, TN.

NOT TAXED

N51301

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 18th day of June , 1999.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Robert H. Braswell, within named bargainors, 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, in Franklin, Tennessee, the 18th day of June, 1999.

Notary Public

My commission expires: 8-5-02

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11551 PAGE 471

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0606171

IDENTIF. & REFERENCE

99 JUL -1 AM 8:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

07/01/99 01 08:17 0001 6540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484994