# WARRANTY DEED

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires 7-26-03

Instr:200007190071455 Page: 1 OF 2
REC'D FOR REC 07/19/2000 3:27:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $270.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Bobby Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2000

Star Overton
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ammie Gaines | America's Wholesale Lender | 82-3-493 |
| (NAME) | (NAME) | |
| 1002 North 5th Street | 155 North Lake Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37207 | Pasadena, CA 91109 | |
| (CITY) (STATE) (ZIP) | (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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ammie Gaines and ~~XXXXX~~ Bobby Gaines, **wife and 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:

Property located at 1002 North 5th Street, Nashville, TN, County of Davidson, AND:

Being Lot No. 116, on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert H. Braswell by Substitute Trustee's Deed dated April 22, 1999 from Arnold M. Weiss, Substitute Trustee, which is of record May 2, 1999 in Book 11457, Page 974, Register's Office for Davidson County, Tennessee.

**This property has not been the primary residence of Robert H. Braswell.**

unimproved ( )
This is improved ( X ) property, known as 1002 North 5th Street, Nashville, Tennessee 37207
(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 my hand this 17th day of July, 2000

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, the within named Robert H. Braswell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of July 2000

Commission expires _____ Notary Public

CARA OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7-26-03

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 _____, _____.

My commission expires _____ _____

Notary Public