PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/03/00 14:06 3pgs
Fees:15.00 Taxes:373.70
20001003-0097910

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of September, 2000, by and between SARAH ELIZABETH (HAYES) HARBAUGH, A MARRIED WOMAN, and CASEY HARBAUGH, HER HUSBAND, hereinafter called Grantors, and ROBERT H. BRASWELL, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, SARAH ELIZABETH (HAYES) HARBAUGH, A MARRIED WOMAN, and CASEY HARBAUGH, HER HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto ROBERT H. BRASWELL, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1410 HEMLOCK AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CASEY HARBAUGH, husband of SARAH ELIZABETH (HAYES) HARBAUGH, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Sarah Elizabeth (Hayes) Harbaugh
SARAH ELIZABETH (HAYES) HARBAUGH,
Signature of Seller

Casey Harbaugh
CASEY HARBAUGH, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH ELIZABETH (HAYES) HARBAUGH and HER HUSBAND, CASEY HARBAUGH,** the 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, at office, this **29th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT H. BRASWELL
168 Charleston Park
Nashville, TN 37205

Property Address:

1410 HEMLOCK AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 62-13, PARCEL 71

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$101,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Robert H. Braswell
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 2 in Geo. I. Waddey's "River Bluff" Subdivision of the W. N. Morgan 18.25 acre tract, as of record in Book No. 843, page 101, of te Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the West side of Hemlock Avenue, and runs back between parallel lines, 200 feet to Williams Ferry Road.

BEING the same property conveyed to SARAH C. HAYES by DEED from J.B. WATSON, JR., TRUSTEE, of record in Book 1733, page 457, Register's Office for DAVIDSON County, Tennessee. The said Sarah C. Hayes having since died unmarried on September 30, 1996, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 97P-499, and by Order of record in Book 10393, page 950, said Register's Office, the property vested in her sole heir and devisee under said will, Sarah Elizabeth Hayes Harbaugh, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 62-13, PARCEL 71).

2. All matters as set forth on the Plan of record in Plat Book 843, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.