21-1-080

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/21/01 11:58 2pgs
Fees:11.00 Taxes:225.33
20010221-0016159

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **February, 2001** by and between **Robert H. Braswell** , herein after referred to as GRANTOR, and **Randy F. Goodrich** , herein after referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 172 feet more or less of Lot No. 30 on the Plan of the Subdivision of the Petway property, as of record in Plan Book 2, Page 42, Chancery Court at Nashville.
Said part of said lot fronts 50 feet on the northerly side of Petway Ave. and extends back between lines 172 feet to the southern boundary line of part of said lot no. 30, conveyedto Forrest Allen by deed of record in Book 2199, page 353, Register's Office for Dvidson County, Tennesee.

BEING the same property conveyed to Robert H. Braswell by Installment Deed from Charles E. Evans and wife Jo. H. Evans of record in Instrument 20001207-0120468, said Register's office.

This is improved/unimproved property known as: 1001 Petway Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Barbara Braswell
by Wanda Williams

Robert H Braswell by Wanda Williams
Robert H. Braswell
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **12th** day of **February, 2001** before me personally appeared Wanda Williams to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert H. Braswell and Barbara Braswell and acknowledged that he/she executed the same as the free act and deed of said Wanda Williams.

Witness my hand, at office, this **12th** day of **February, 2001.**

Lynda Kay Jones
Notary Public

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Randy F. Goodrich
1001 Petway Avenue, Nashville, TN 37206

Send Tax Statements to:
Franklin American Mortgage Corporation
501 Corporate Centre Drive, Suite 400, Franklin, Tennessee 37067

Map & Parcel: 83-01-226

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$60,900.00** 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.

Randy F. Goodrich
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **February, 2001.**

Lynda Kay Jones
Notary Public

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067