Davidson County DEEDWARR
Recvd: 03/08/01 15:39 2pgs
Fees:11.00 Taxes:464.35

20010308-0022266

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **February, 2001** by and between **Robert H. Braswell, a married man** , herein after referred to as GRANTOR, and **Jon C. Wallen** , 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:

Being Lot No. 2 in Geo. I. Waddy's "River Bluff" Subdivision of the W. M. Morgan 18.25 acre tract, as of record in Book No. 843, page 101, the 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 Robert H. Braswell by deed from Sarah Elizabeth (Hayes) Harbaugh and husband, Casey Harbaugh of record in Instrument Number 200001003-0097910, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1410 Hemlock Ave., Nashville, TN 37206

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.

Robert H. Braswell
Robert H. Braswell
Signature of Seller

Barbara L. Braswell
by Robert H. Braswell, Atty-in-Fact

See Power of Attorney in Book 8045 page427.

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **9th** day of **February, 2001** before me personally appeared Robert H. Braswell , 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 Barbara L. Braswell , and acknowledged that he/she executed the same as the free act and deed of said Robert H. Braswell

Witness my hand, at office, this **9th** day of **February, 2001.**

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:
Jon C. Wallen
1410 Hemlock Ave, Nashville, TN 37206

Send Tax Statements to:
Chase Manhattan Mortgage
6835 SW 18th Street, Suite 203, Boca Raton, FL 33433

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 **$125,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **February, 2001.**

Notary Public

My Commission Expires: _____

RETURN TO:

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