21-1-209

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

Davidson County DEEDWARR
Recvd: 04/02/01 14:15 2pgs
Fees:11.00 Taxes:388.50
20010402-0031384

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **March, 2001** by and between **ROBERT H. BRASWELL** , herein after referred to as GRANTOR, and **SHELIA R. MARTIN and JEREMY P. SULLIVAN** , 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 **MADISON,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 3 feet 4 inches of Lot No. 6, all of Lot No. 7 and the westerly one-half of Lot No. 8, Block A, on the Plan of Crittenden Estates as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot and parts of lots adjoin and front together 78 feet 4 inches on the northside side of Neely's Bend Road and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Robert H. Braswell by Deed from The Merryman Family Partnership, LP of record in Instrument No. 20010103-0001031, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 261 NEELY'S BEND ROAD, MADISON, TN 37115

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 R. Braswell
by Robert H. Braswell Atty-In-Fact

See Power of Attorney in Book 8045, page 427

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **20th** day of **March, 2001** before me personally appeared Robert H. Braswell (for himself and as POA for his wife), 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 (for himself and as POA for his wife).

Witness my hand, at office, this **20th** day of **March, 2001.**

Lynda Kay Jones
Notary Public

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
SHELIA R. MARTIN and JEREMY P. SULLIVAN
261 NEELY'S BEND ROAD, MADISON, TN 37115

Map and Parcel Numbers
52-1 110 9 111

Send Tax Statements to:
SAame
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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 **$105,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **March, 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
21-1-204