Davidson County DEEDWARR
Recvd: 05/31/01 15:58 2pgs
Fees:11.00 Taxes:212.75

20010531-0056464

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Robert H. Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

24th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert H. Braswell
(NAME)

735 Delaware Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Same
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-5-123

FOR AND IN 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, **Laura Frances Hopkins Taylor, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert H. Braswell, married** 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:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 20 of Block "A" on the Map of Cedar Crest Estates, as of record in Book 974, page 15, of the Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 101 feet on the westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Laura Frances Hopkins, by Final Divorce Decree from James Edwin Hopkins, by Deed of Record in Book 5771, page 553, Register's Office for Davidson County, Tennessee. Laura Frances Hopkins is married to Robert Taylor and now known as Laura Frances Hopkins Taylor..

Robert Taylor joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marita interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 735 Delaware Avenue, Madison, TN 37115.

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. Whenever 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/our hand(s) this 24th day of May, 2001.

Laura Frances Hopkins Taylor
Laura Frances Hopkins Taylor

Robert Taylor
Robert Taylor

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 Laura Frances Hopkins Taylor and Robert Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 24th day of May, 2001.

Commission expires _____

_____
Notary Public

D. TODD SHOLAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMM. EXP. 9-28-02

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2001.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2001.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282