Return after recording: Dav. Co. File Box 14-A
jtc file no. 14702-2

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 12/04/01 09:25 2pgs
Fees:13.00 Taxes:542.98
20011204-0132676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $146,750.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2001.

Notary Public

My Commission Expires: 5/26/01

Address New Owner As Follows:
Constance Ann Smith
2042 Graybar Lane
Nashville, TN 37215

Send Tax Bills To:
Franklin American Mortgage
501 Corporate Centre Dr.
Suite 400

Map-Parcel Number:
Map 117-11D
Parcel 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID R. BRAAM AND WIFE, LAURA V. BRAAM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CONSTANCE ANN SMITH, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2042 on the Plan of Turnberry Square, as set out in Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165, shown as Exhibit E in Book 6814, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Braam, unmarried by deed from Robert G. Elliott and wife, Cassondra Elliott, of record in Book 10742, page 137, Register's Office for Davidson County, Tennessee. The said Laura V. Braam being the spouse of the said David R. Braam.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

THIS instrument is being executed in behalf of Laura V. Braam pursuant to a Power of Attorney executed by her on the 20th day of November, 2001, and being filed for record simultaneously herewith.

172533.1

This is improved property known as 2042 Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 30th day of November, 2001.

David R. Braam
DAVID R. BRAAM

Laura V. Braam
LAURA V. BRAAM

BY: David R. Braam
DAVID R. BRAAM, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID R. BRAAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of November, 2001.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID R. BRAAM,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of November, 2001.

Notary Public

My Commission Expires: 5/28/2003

172533.1