21-1220

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

Davidson County DEEDWARR
Recvd: 01/08/02 16:20 2pgs
Fees:13.00 Taxes:295.63

20020108-0003068

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **December, 2001** by and between **Robert H. Braswell** , herein after referred to as GRANTOR, and **Bettye M. Seaborn and Betty J. Barrett** , 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 part of Lot No. 5 on the Map of the Division of the Jackson Place, as of record in Book 1130, Page 59, Register's Office for said County, described as follows:

Beginning at the southwest corner of Lot No. 5 and the southeast corner of Lot No. 4 on said plan; thence along the south line of Lot No. 5 north 72 deg. 44' east 321 feet to the southwest corner of the property conveyed to George Mays and wife, as of record in Book 213, Page 116; thence along Mays' westerly line northerly 336 feet to a point; thence westerly 160 feet to a point in the east line of the property of Jesse G. Hamer, etux, of record in Book 2538, Page 638, thence southerly with Hamer's east line 120 feet to his southeast corner; thence westerly with his south line 160 feet to a point in the line of Lot Nos. 4 and 5 on said plan; thence southerly with the line between said lots, 358 feet to the beginning.

Included within the above description but specifically excluded there from is all that property described at Book 4497, Page 319 and Book 4464, Page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Braswell by Installment Deed from Verna Lou Staggs of record in Instrument No. 200106010057311, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1222 Watts Terrace, Nashville, TN 37209

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Robert H. Braswell** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: May 23, 2005

Name and Address of Property Owner:
Bettye M. Seaborn and Betty J. Barrett
1222 Watts Terrace, Nashville, TN 37209

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400, FRANKLIN, TN 37067

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

MAP AND PARCEL--103-050-001.01

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 **$79,900.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1220

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE