FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE, COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,250.00.

Dallas L. Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2002.

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Patricia Nichols

My Commission Expires: 1/29/05

FROM: AMSOUTH BANK TO: Dallas L. Braswell and Merry Beth Braswell

ADDRESS OF NEW OWNER: Dallas Braswell
3176 Hobson Pike
Hermitage, TN 37076

SEND TAX BILLS TO: New Owners

MAP-PARCEL NO.: Map 137 Parcel 60

Davidson County DEEDWARR
Recvd: 05/17/02 11:09 2pgs
Fees:13.00 Taxes:470.83

20020517-0060665

SPECIAL WARRANTY DEED

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, AMSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Dallas L. Braswell and wife, Merry Beth Braswell, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Property lying in the formerly 4th Civil District of Nashville, Davidson County, Tennessee; bounded on the north by property belonging to the United States of America (J. Percy Priest Lake tract #917) of record in Book 3835, page 284, and by U.S.A. Tract #918, on the east and south by property belonging to David Burroughs of record in Book 8717, page 293, also on the south by property belonging to Donald McBroom of record in Book 9329, page 866, and on the West by Hobson Pike (Tennessee Highway 171) and also known as relocated road #6 in the U.S. Army Corp of Engineers Project #67-R-4 and more specifically described as follows:

BEGINNING on a U.S. Army Corp of Engineers concrete monument on the east margin of Hobson Pike and being 70.29 feet south of the intersection of Granny White Pike and Hobson Pike, being the northwest corner of the herein described tract, thence S 58 degrees 01 minutes 13 seconds E 577.53 feet to a concrete Corps of Engineers monument at the northeast corner of this tract and the northwest corner of Burroughs; thence with Burroughs lines S 9 degrees 54 minutes 44 seconds W 156.50 feet to a ¾ inch pipe, 4 feet high in a fence line; thence S 65 degrees 01 minutes 53 seconds W 28.00 feet to an iron pin; thence S 3 degrees 18 minutes 57 seconds W 181.27 feet to an iron pin set by an old fence post hole, the southeast corner of this tract; thence N 88 degrees 25 minutes 42 seconds W 157.92 feet to an iron pin in a fenceline by an 8 inch hackberry, McBroom's northeast corner; thence with McBroom N 85 degrees 45 minutes 49 seconds W 300.94 feet to an iron pin on the east margin of Hobson Pike, the northwest corner of McBroom and the southwest corner of this tract; thence with the east margin of Hobson Pike the following: Around a curve to the left with a radius of 1,442.39 feet for a distance of 40.00 feet to an iron pin; thence N 77 degrees 36 minutes 24 seconds W 10.00 feet to an iron pin; thence around a curve to the left with a radius of 1,432.39 feet a distance of 240.20 feet to an iron pin; thence N 6 degrees 54 minutes to the point of beginning, according to a survey by Gaylon W. Northcutt, TN, RLS No. 1529.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE PARCEL OF LAND is the property described as follows:
BEING Lot No. 1 on the Plan of Boner Heirs Subdivision of record in Plat Book 8250, page 824, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from R. Grant Dobson, Substitute Trustee, of record in Instrument 20020124-0010209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Highway Right of Way of record in Book 3835, page 282, said Register's Office.

This conveyance is subject to a Utility Easement of record in Book 4425, page 563, said Register's Office.

The street address of the Real Property is 3176 Hobson Pike; Hermitage, TN 37076
____ Unimproved/__X__ Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 10th day of May, 2002.

GRANTOR - AMSOUTH BANK

Patricia D Mason

By: Patricia Mason

Commercial Banking Officer
Title:

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Mason with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Commercial Banking Officer of AmSouth Bank, the within named bargainer(s) and corporation, and that she as such Commercial Banking Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Patricia Mason as such Commercial Banking Officer.

Witness my hand and official seal at Birmingham, Alabama this 10th day of May, 2002.

My Commission Expires: _____

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 5, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

