THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/15/02 15:26 2pgs
Fees:13.00 Taxes:333.00
20020815-0099085

ADDRESS NEW OWNER:
Brian Strickler
2817 Surrey Road
Nashville, Tennessee 37214

MORTGAGEE:
Pacific Guarantee Mortgage
8230 Boone Blvd., Ste. 200
Vienna, VA 22182

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
96-09-124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Robert H. Braswell,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Strickler,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Donelson Heights of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert H. Braswell, by deed of record in Instrument Number 2001110180113494; Instrument Number 200110180113495; Instrument Number 200110180113495; Instrument Number 200110180113496; Instrument Number 200110180113497; Instrument Number 200110180113498; Instrument 200110290117626, and by Affidavit of Heirship of record in Instrument Number 200110290117625, Register's Office for Davidson County, Tennessee.
>
> The said property is not the marital residence of Robert H. Braswell, therefore his spouse is not required to sign on this conveyance.

This is improved property known as 2817 Surrey Road, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 1424, page 35, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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. 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.

Witness my hand this 31st day of July, 2002.

Robert H. Braswell
ROBERT H. BRASWELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT H. BRASWELL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of July, 2002.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$90,000.00**

AFFIANT

Subscribed and sworn to before me
this 31st day of July, 2002.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-26-03