THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Affiant

Davidson County DEEDWARR
Recvd: 06/30/03 13:04 2pgs
Fees:13.00 Taxes:185.00

20030630-0089962

Subscribed and sworn to before me, this 27th day of June, 2003

Notary Public

My Commission Expires: 10/17/05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT H. BRASWELL 1123 McChesney Nashville, Tennessee 37216	Robert H. Braswell 168 Charleston Park Nashville, TN 37205	MAP 72-3 PARCEL 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND NO/100---------- ($ 50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , LAWRENCE A. LEAHY, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBERT H. BRASWELL 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:

BEING the easterly one-half of Lot No. 223 on the Map of Inglewood Place Subdivision of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot No. 223 fronts 50.0 feet on the northerly side of McChesney Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear.

BEING the same property conveyed to Lawrence A. Leahy by deed from Edna Enoch, unmarried, of record as Instrument No. 20030224-0023924 in the Register's Office for Davidson County, Tennessee.

AMY J. LEAHY, spouse of Lawrence A. Leahy, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1123 McChesney, Nashville, Tennessee 37216

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place Subdivision of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 27th day of June, 2003.

LAWRENCE A. LEAHY

AMY J. LEAHY

BY: Lawrence A. Leahy
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, the within named LAWRENCE A. LEAHY, MARRIED the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence A. Leahy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy J. Leahy, and acknowledged that he executed the same as the free act and deed of the said Amy J. Leahy.

WITNESS my hand and seal this 27th day of June, 2003.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10/12/05