WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 89,900.00

Pamela J. Rookard
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this 31 day of October, 2003.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 11/10/03 12:28 2pgs
Fees:13.00 Taxes:332.63

20031110-0164363

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03070012

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Pamela J. Rookard 106 Newell Avenue Old Hickory, TN 37138	New Owner	44-05-0 / 161.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Pamela J. Rookard , , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Robert H. Braswell**, , the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Pamela J. Rookard , the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 25 on the Plan of Rayon City, of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert H. Braswell by Warranty Deed from Peggy Ann Pardue of record as instrument number 20031018-0128345, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Easements of record in Book 9377, page 220 RODC, TN.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 106 Newell Avenue, Old Hickory, TN. 37138.

Witness our hands this 31st day of October, 2003.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 31 day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Robert H. Braswell

To: Pamela J. Rookard

Property:

106 Newell Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

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