33A

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/23/03 14:20 2pgs
Fees:13.00 Taxes:207.20
20031223-0182712

OWNER:
Name **Judy A. Stanphill**
Address **4253 Nepal Drive**
City/State/Zip **Hermitage, TN 37076**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Will V. Braswell** has this day bargained and sold, and does hereby transfer and convey unto **Judy A. Stanphill, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Unit A of Lot 31 at Phase 4 of Hermitage Villa Condominiums, as shown by Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit as defined inn the said Master Deed and Bylaws for Hermitage Villa Condominiums.

Being all of the same property conveyed to Will V. Braswell, by Warranty Deed from Robert L. Whitaker, Sr., and wife, Glenda P. Whitaker, of record in Book 9814, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF WILL V. BRASWELL.

Map-Parcel No.'s: Map 75 group 06A Parcel 61

This is improved property known as: 4253 Nepal Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **19th** day of **December, 2003**.

Will V Braswell
Will V. Braswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Will V. Braswell** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **19th** day of **December, 2003**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$56,000.00**

Affiant Judy Stanphill

Subscribed and sworn to before me, this the 19th day of December, 2003.

My commission expires: June 18, 2005

C.M. Lamm
Notary Public - Register

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE