Davidson County DEEDWARR
Recvd: 12/29/03 08:42 2pgs
Fees:13.00 Taxes:240.13

20031229-0182851

# WARRANTY DEED

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

OWNER:
Name **Brooks Investment Group LLC**
Address **3200 West End Avenue Suite 500**
City/State/Zip **Nashville Tennessee 37203**

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

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Robert H. Braswell** has this day bargained and sold, and does hereby transfer and convey unto **Brooks Investment Group LLC**, his 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 Lot No. 74 on the Plan of Shelby Heights Subdivision, Section One, revised as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being all of the same property conveyed to Robert H. Braswell, by Warranty Deed from Flora R. Harrison a/k/a Flora L. Harrison Gooshaw, joined by her husband, Regnald E. Gooshaw, of record in Instrument No. 20030702-0091493, 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 THE GRANTOR.

Map-Parcel No.'s: Map 94 Group 05 Parcel 95

This is improved property known as: 908 South 14th Street, Nashville, TN 37206.

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 **15th** day of **December, 2003**.

Robert H. Braswell
**Robert H. Braswell**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Robert H. 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 **15th** day of **December, 2003**.

Commission expires **June 18, 2005**

C. M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU
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 **$64,900.00**

Affiant _____

Subscribed and sworn to before me, this the 15th day of December, 2005.

My commission expires: June 18, 2005

_____
Notary Public - Register

