Davidson County DEEDWARR
Recvd: 12/29/03 09:12 2pgs
Fees:13.00 Taxes:223.85

20031229-0182892

WARRANTY DEED

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

OWNER:		SEND TAX BILLS TO:	
Name	**Brooks Investment Group LLC**	Name	New Owner
Address	**3200 West End Avenue Suite 500**	Address	
City/State/Zip	**Nashville Tennessee 37203**	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 the southerly 172 feet more or less of Lot No. 30 on the Plan of the Subdivision of the Petway Property, of record in Plat Book 2, page 42, Chancery Court at Nashville, Tennessee. Said part of said lot fronts 50 feet on the northerly side of Petway Avenue and extends back between lines 172 feet to the southern boundary line of part of said lot number 30.

Being all of the same property conveyed to Robert H. Braswell, by deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20030818-0119389, 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 83 Group 01 Parcel 226

This is improved property known as: 1001 Petway Avenue, 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 **$60,500.00**

Affiant _____

Subscribed and sworn to before me, this the 15th day of December, 2003.

My commission expires June 18, 2005

_____
Notary Public - Register

