Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires: 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Schellman	Countrywide Home Loans, Inc.	131-2-D/5.00CO
4204 Hillsboro Pike #105	3011 Armory Dr. Ste 120	
Nashville TN 37215	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Braswell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Schellman, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit No. 5 in Hillsboro Hall, Phase I, a private element horizontal property regime, described in a Declaration of record in Book 11713, Page 350, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a private element horizontal regime, contained in the Declaration and By-laws appended thereto, recorded in Book 11713, Page 356, and Instrument No. 200002020010655, and plat of record in Book 11700, Page 45, said Register's Office, are incorporated herein by reference and made a part hereof as though copied herein verbatim. Said units also comprise Lots 60, 61 and 62, and a portion of Lot 66, Hollywood Place, recorded in Book 547, Pages 85-86, said Register's Office, and being Lot 1 and a potion of Lot 2 of record in Book 9700, Page 786, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John Braswell by deed dated 3/28/03 of record in Book 20030421-0052127, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jason A. Deaton and wife Sara L. Deaton by deed dated 3/31/00 of record in Book 20000404-0033663, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 4204 Hillsboro pike#105, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of February, 2004.

Davidson County DEEDWARR
Recvd: 03/04/04 09:05 2pgs
Fees:13.00 Taxes:902.80
20040304-0024438

John Braswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Braswell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 27th day of February, 2004.

Notary Public

My Commission expires 9/4/05

