Warranty Deed

THIS INDENTURE, made and entered into this 22nd day of March 2004

by and between Robert Braswell

of the first part, and Carla Jean Frandsen-Rumsey and husband, [redacted] Cecil Rumsey , of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Nashville County of Davidson State of TN

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being lot Number 56 on the Plan of Shelby Heights section 1, as record Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee into which said plan reference is hereby made for a more complete and accurate plats description thereof.

Being the same property to Robert Braswell by Special Warranty Deed dated June 26th 2003 filed for record July 16, 2003 at Instrument # 20030716-0099423, in the Register's Office of Davidson County, Tennessee.

The aforedescribed real property is not the Homestead of the said Robert Braswell.

Davidson County DEEDWARR
Recvd: 04/13/04 13:44 2pgs
Fees:13.00 Taxes:277.50
20040413-0041386

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2810, Page 475, and Building lines and easements as shown on the plat plan of Shelby Heights, recorded in Book 2330, at Page 171, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Robert Braswell
Robert Braswell

_____

_____

_____

_____

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, JOSHUA R. HOPKINS, a Notary Public of said County and State, Robert Braswell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2004.

Notary Public

My Commission Expires 30 day of JULY, 2006.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF

On this _____ day of _____, _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2004.

Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___he___ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2004.

Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2004.

Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20040202
Parcel Number: 094-01-0-338.00

(FOR RECORDING DATA ONLY)

Property address 909 S. 14th Street
Nashville, TN 37216
Mail tax bills to: (Person or Agency responsible for payment of taxes)

Carla Jean Frandsen-Rumsey and Cecil Rumsey
909 S. 14th Street
Nashville, TN 37216

This instrument prepared by:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carla Jean Frandsen-Rumsey
Affiant

Subscribed and sworn to before me this 22nd day of March, 2004.

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Property Owner's Name and Address
Carla Jean Frandsen-Rumsey

909 S. 14th Street
Nashville, TN 37216