RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP**42935**

PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/04 15:39 2pgs
Fees:13.00 Taxes:1139.60

20040427-0047773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **23rd DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: 11-1-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DAVID R. BRAAM et ux **826 Brentview Drive** **Nashville, TN 37220**	Union Planters P.O. Box 1785 Memphis, TN 38101-1785	**146-10-3** **OH 12810**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TOMMY W. THOMAS and wife, NANCY N. THOMAS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R. BRAAM and wife, LAURA V. BRAAM**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Fieldcrest Estates, as of record in Book 2331, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Tommy W. Thomas and wife, Nancy N. Thomas by deed from Dorothy Ann Noland Waters, Barbara Jane Noland O'Steen and Shirley May Noland Turner as devisees under the will of David B. Noland and Kathi L. Padgett, of record in Instrument Number 20000929-0096464, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 826 Brentview Drive, Nashville, Tennessee 37220

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of April, 2004.

Tommy W. Thomas By Tim Unger ATTY IN FACT
TOMMY W. THOMAS

Nancy N. Thomas By Tim Unger ATTY IN FACT
NANCY N. THOMAS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 23rd day of April, 2004, before me personally appeared TIM VILLAGER, to me known to be the person who executed the foregoing instrument in behalf of TOMMY W. THOMAS and wife, NANCY N. THOMAS, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said TOMMY W. THOMAS and wife, NANCY N. THOMAS, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/24/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006