Davidson County DEEDWARR
Recvd: 05/07/04 09:32 2pgs
Fees:13.00 Taxes:961.63
20040507-0052186

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $259,900.00. **Affiant** Subscribed and ~~sworn~~ to before me, this 23rd day of April, 2004. Notary Public My Commission Expires: 7/21/07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Susan Gail Lindsey 2913 Primrose Circle Nashville, TN 37212	Bank of America P.O. Box 650071 Dallas, TX 75265-0071	Map and Parcel 117-4-369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID R. BRAAM AND WIFE, LAURA V. BRAAM**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SUSAN GAIL LINDSEY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "C" on the Map of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to David R. Braam and wife, Laura V. Braam by deed from Daniel G. Kee and wife, Teri R. Kee, of record as Instrument No. 20011203-0132413, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Davidson County taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as 2913 Primrose Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of April, 2004.

David R. Braam

Laura V. Braam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID R. BRAAM AND WIFE, LAURA V. BRAAM**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of April, 2004.

Notary Public

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007