Davidson County DEEDWARR
Recvd: 05/28/04 13:14 2pgs
Fees:13.00 Taxes:196.10

20040528-0063090

WARRANTY DEED

G-BPR-04-1412

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

Subscribed and sworn to before me, this DAY OF 5-21-04.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

KIMBERLY A. BAER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary H. Braswell	GMAC Mortgage Corp.	
1412 Campbell Cricle	(NAME) 100 Witmer Road	83-3-327
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL D. WOODS AND WIFE, EVELYN E. WOODS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY H. BRASWELL UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of Zone Lot Division Lots 1, 2, and 3 Campbell Acres, of record in Book 5800, page 279, as amended in Book 6250, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael D. Woods and wife, Evelyn E. Woods by deed dated November 17, 1995 and filed for record November 22, 1995 in Book 9867, page 404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1412 Campbell Cricle, Nashville, Tennessee 37206
(House Number) (Street) (P O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this day of , .

Michael D. Woods

Evelyn E. Woods

STATE OF Tennessee
COUNTY OF Davidson

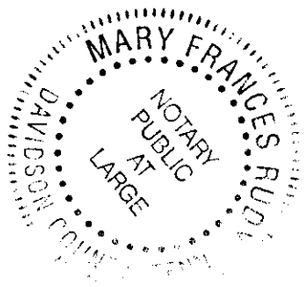
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Woods and Evelyn E. Woods, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Mary Frances Rudy
Notary Public

My Commission Expires: 7-25-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RECORD AND RETURN TO:
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066